

West Berkshire Local Plan

West Berkshire Housing Site Allocations Development Plan Document (DPD)

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

Environmental Report for Proposed Submission

October 2015

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1 Non-Technical Summary

1.1 Background

The purpose of the Sustainability Appraisal (SA) Report is to ensure that sustainability issues are considered during the preparation and adoption of the Local Development Plan Documents (DPD). The SA is an iterative process and it identifies the likely significant effects of each DPD and the extent to which implementation of the policies it contains will achieve social, environmental and economic objectives. This ensures that the SA results and consultation responses can feed into and influence the production of the DPD.

The Housing Site Allocations DPD is a daughter document to the Council's adopted Core Strategy (July 2012), and forms part of the Local Plan for the District. The Core Strategy sets out the overall planning strategy for the District, explaining the vision for the area and how it will be delivered. The Housing Site Allocations DPD identifies specific sites for housing and Gypsies, Travellers and Travelling Showpeople, as well as setting out a limited number of development management policies.

The SA Report has been produced by the Council for the Housing Site Allocations DPD. The SA Report was published at the Preferred Options consultation stage in 2014. Following the Preferred Options consultation the SA Report was updated and published for the Proposed Submission consultation.

The Proposed Submission consultation period on the Housing Site Allocations DPD and accompanying SA Report will run from 9th November to 21st December 2015.

1.2 Purpose of the Sustainability Appraisal

The Housing Site Allocations DPD is subject to a Sustainability Appraisal (SA) to ensure economic, environmental and social effects of the plan are in line with sustainable development targets. The SA provides an integrated, ongoing assessment of the likely significant effects of the DPD as it is being prepared. It provides a means of translating sustainability objectives for the area into sustainable planning policies and should reflect global, national, regional and local sustainability problems and issues. The process involves a series of stages by which the content of the emerging DPD is appraised against a series of sustainability objectives. The SA should be fully integrated into the preparation of the DPD.

The SA must also incorporate the requirements of the European Directive 2001/42/EC on the 'assessment of the effects of certain plans and programmes on the environment'. This is commonly referred to as the Strategic Environmental Assessment or 'SEA' Directive.

1.3 Summary of the SA Process

The first stage of the SA process is the production of the Scoping Report. This is where the scope and overall level of detail of the SA is set out. The Scoping Report sets out the sustainability objectives and these are then used to assess the options of the DPD. The sustainability objectives are derived from the review of other plans and programmes, analysis of the baseline data and of the specific environmental issues and opportunities identified in West Berkshire. Much of the background information is based on the Core Strategy SA but has been updated to take into account the most up to date information.

The next stage of the SA process is where the options are developed and refined and the effects of the options are assessed. The options are tested against the SA objectives to predict and evaluate the effects of the sites/policies set out in the DPD. Mitigation measures are identified where necessary and recommendations to changes to the options are made. Any significant changes and revised options are then reassessed, and monitoring processes are set out in the Report.

As part of the process of selecting the proposed submission sites and policies, the likely significant effects of each option are evaluated. The effects of each of the options are then tested against the SA objectives and the results are set out in the SA Report. The aim of the appraisal is to identify any significant conflicts or combined effects between the options and the SA objectives.

The SA Report contains the following:

- Outline of contents, the methodology and description of the SA/SEA process and the specific SA/SEA tasks undertaken
- A review of other plans and programmes and their relationship to the West Berkshire Core Strategy and Housing Site Allocations DPD
- A description of the environmental and sustainability context (known as the baseline information)
- A summary of the key sustainability issues)
- The SA/SEA Framework which sets out the SA/SEA objectives for assessing the Housing Site Allocations DPD
- A review of the site and policy options considered
- A review of the Preferred Options Housing Site Allocations DPD
- A review of the Proposed Submission Housing Site Allocations DPD

The SA Report has been produced in tandem with the Housing Site Allocations DPD.

1.4 Statement dealing with the difference which the SA process has made

The SA Report and the preparation of the Housing Site Allocations DPD have been carried out concurrently to ensure that the findings from the SA process have informed the emerging DPD.

In July 2014 the Council published its Preferred Options Housing Site Allocations DPD. This set out the sites the Council considered to be the best sites for allocation at that stage. In some areas options were suggested, with final decisions to be made following the consultation. The SA/SEA process was used to identify the sites and policy options to be taken forward as preferred options, and all proposed policies were also subject to SA. The Housing Site Allocations DPD and the SA Report were then updated following the Preferred Options consultation and now forms part of the Proposed Submission documents. Modifications to policies or sites since the preferred options stage have been reassessed.

The SA is an iterative process and so the comments received from the consultation on the Preferred Options DPD have fed into the development of the Proposed Submission DPD, so that the process of drafting policies, allocating sites and appraising the potential impacts could continue.

A summary of the SA and Site Assessments can be found below.

1.5 Summary of likely significant effects of the Housing Site Allocations DPD

The summary of the SA findings have been divided up into three sections, Housing Site Allocations, Sites for Gypsies, Travellers and Travelling Showpeople and, finally, Policies.

Full details can be found in the SA Report (Section 7), with the full site assessments and SA/SEA assessment forms in the appendices, (Appendix 9 - Housing Site Assessments, Appendix 10 – Gypsies, Travellers and Travelling Showpeople Site Assessments, Appendix 11 - Countryside Policies, Appendix 12 - Parking Policy and Appendix 13 - Sandleford).

1.5.1 Housing Site Allocations

Potential housing sites have been taken to be sites promoted through the Strategic Housing Land Availability Assessment (SHLAA) process. All SHLAA sites are assessed as one of four categories,

- Deliverable (e.g. Sites with planning permission),
- Developable (e.g. Sites within the settlement boundary),

- Potentially developable (Sites adjacent to the settlement boundary with no significant issues that would be difficult to overcome), and
- Not currently developable (Sites with significant constraints that mean they are unlikely to come forward in the plan period)

All sites assessed as potentially developable were taken forward through the site selection process for the Housing Site Allocations DPD. This process was split into two sections, Part A – automatic exclusions, and Part B – considerations. Automatic exclusions identify sites where there are significant constraints to development, such as flood risk, national or international ecological/biodiversity designation or the proposed scale of development in terms of the role and function of the settlement.

Sites not ruled out through the automatic exclusions assessment (Part A) are considered to be reasonable alternatives for development, and therefore, Part B and a SA/SEA has been undertaken to inform the site selection work. This phase of the site assessment process has been used to identify the sites to be taken forward for consultation as preferred options. In some cases the SA/SEA outcomes are the same for a number of sites; where this is the case, other factors in the site assessment are taken into account to help the decision making process.

The outcomes of the Preferred Options consultation, along with any further technical work have been used to further refine the site assessments and inform the recommendation of sites for allocation within the Proposed Submission Housing Site Allocations DPD.

With regard to the SA/SEA conclusions all sites are predicted to have a number of positive sustainability effects, including social sustainability as they will deliver new good quality housing, including affordable housing.

Economic sustainability is predicted to be neutral for the majority of sites, as while development contributes towards economic development in the short term, it is not seen as promoting key business sectors/development in the longer term.

1.5.1.1 Newbury and Thatcham

Newbury

A significant number of sites were promoted through the SHLAA for housing in the Newbury area. Some of these are in Protected Employment Areas (PEAs), which will be reviewed in the new Local Plan following an objective assessment of the needs for housing and employment growth, as well as a review of the District's Protected Employment Areas. These sites, including the London Road Industrial Estate, have therefore not been assessed for potential allocations as part of this Housing Site Allocations DPD. It is recognised however that they may add some flexibility to the strategy in the medium to longer term, depending on a review of employment land in the District.

21 sites were considered as options for allocation in Newbury. Of these, one site was shown to have a predominantly negative impact on sustainability through the SA/SEA (**NEW031**), with five sites showing at least one significantly negative effect against the SA/SEA objectives (**NEW001 / NEW008 / NEW010 / NEW011 / NEW054**). These sites were therefore, discounted. All the other sites showed predominantly neutral impacts on sustainability, with some positive and some negative impacts. Where there was no significant difference in the SA/SEA outcomes then other factors in the site assessment, including the responses to the Preferred Options consultation have led to the recommendation of sites for allocation.

The Council have been unable to confirm the availability of **NEW040**, and therefore, the site is not considered appropriate for allocation, as its deliverability cannot be confirmed. **NEW019** and **NEW108** are not recommended for allocation due to their distance from local service and facilities, and the potential negative impact this could have on sustainability compared to other sites. **NEW105** was considered alongside NEW045 and considered to be unsuitable for development

due to the ancient woodland buffers required, and the impact this would have on the development potential of the site promoted through the Preferred Options consultation.

The outcomes of the public consultation and further technical work have led to one of the preferred option sites (Land at Moor Lane Depot – **NEW106**) being rejected in Newbury and another site, (land south of Warren Road – **NEW104**) being included within a revised settlement boundary rather than being an allocated site. Following reassessment additional sites at south east Newbury (**NEW047B** and **NEW047C**) have also been included as allocated sites, to add some flexibility to the housing provision in the medium term.

Overall six sites in Newbury are recommended for allocation in the Proposed Submission DPD. All six sites are predicted to have a number of positive sustainability effects, including social sustainability as they will deliver new good quality housing, including affordable housing. All sites are located close to local services and facilities, and therefore, provide opportunities to promote and encourage active, healthy lifestyles and use of sustainable transport. Economic sustainability is predicted to be neutral for all sites, as while development contributes towards economic development in the short term, it is not seen as promoting key business sectors/development in the longer term.

For **NEW012** the only predicted negative sustainability effect is as a result of development on a greenfield site.

At preferred options **NEW042** predicted a potential negative impact on Green Infrastructure due to the relocation of the allotments. Following the consultation the site promoter has now committed to retaining the allotments as situ, which results in a neutral impact.

The SA/SEA predicts that without adequate mitigation there could be a potential negative impact on environmental sustainability at **NEW045**. Mitigation measures, including sensitive design and design informed by a Landscape and Visual Impact Assessment (LVIA) will mitigate this potential negative impact. Landscaping on the site would provide additional biodiversity habitat.

There is a potential negative sustainability impact predicted for **NEW047D** in terms of impact on biodiversity, however, mitigation measures are proposed that include retaining in perpetuity a large area of open space/wildlife habitat and a green corridor linking to the east. The site is a former landfill site, therefore, development of the site could result in a positive impact in terms of improving soil quality in the area, through mitigation measures to clean up the contamination on the site. The SA/SEA for **NEW047B** and **NEW047C** predicted similar outcomes to those for area **NEW047D**, which with mitigation would not result in any significant impacts on sustainability. Development of the sites together would ensure that an area of open space/wildlife corridor was retained in perpetuity, to maintain the gap between Newbury and Greenham. These sites would provide some flexibility to the housing provision in the medium term.

Thatcham

Nine sites were considered as options for development at Preferred Options stage, with an additional site submitted at preferred options and another site previously excluded being resubmitted. This resulted in the assessment of 11 sites as reasonable alternatives (**THA006; THA007; THA008; THA011; THA014; THA019; THA024; THA025; THA027; THA028 and THA037**).

One site was recommended for allocation through the Preferred Options DPD and remains the only site recommended for allocation in Thatcham. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years, to allow for a period of consolidation for infrastructure and town centre facilities to be upgraded to meet the demands of the existing population.

A major consideration in Thatcham is the potential for development to lead to the coalescence of individual settlements. This is particularly the case with development to the north of Thatcham that

could result in the coalescence of Cold Ash and Thatcham. Therefore, a number of sites were ruled out.

THA025 is recommended for allocation, as it is seen as the most appropriate site for allocation in the Town. The site is close to local services and facilities, with a number of public transport options, all meaning that there are opportunities for walking and cycling and promoting active, healthy lifestyles. There is a predicted negative impact from the site in relation to the proximity of the site to the SAC and SSSI, however, adequate mitigation measures would ensure these sites are protected and enhanced.

Cold Ash

Four sites were considered as reasonable alternatives for allocation, with one site being ruled out due to its relationship to the existing settlement pattern (**COL004**). The remaining three sites were consulted on as preferred options. **COL011** has been subsequently rejected on landscape grounds, leaving two sites recommended for allocation in Cold Ash.

COL002 is recommended for allocation. The site is close to local services and facilities, and therefore will have a positive sustainability impact through the promotion of sustainable modes of travel, and the promotion of active, healthy lifestyles. It is noted that due to the rural location of the site, there will be some reliance on the car for access to employment and higher level services and facilities. There is potential for a negative sustainability impact due to surface water flood risk on the site, however, with appropriate mitigation this negative impact will be reduced.

A small amount of linear development, in keeping the surrounding character is proposed for **COL006**. Many of the sustainability impacts are similar to COL002, although there is not the same level of flood risk predicted. There is a potential negative impact on road safety, as the site is in a rural location, although it is expected that mitigation measures would lead to a reduction in this impact.

1.5.1.2 Eastern Area

Eastern Urban Area

Nine sites were considered as options for development in the Eastern Urban Area. There are a number of technical issues in the Eastern Spatial area that were highlighted by the site selection process, therefore, a wider range of options were consulted on as preferred options, with further technical work and the outcomes of consultation to inform the sites to be recommended for allocation. Eight sites were consulted on as preferred options, with two being discounted following public consultation and further technical work (EUA007 and EUA033).

EUA032 was not considered as a preferred option. While the SA/SEA did not highlight any significant sustainability issues, the Landscape Assessment work states that access to the site should not come from Sulham Hill due to the negative impact this would have on the character of the AONB. As an alternative access cannot be found the site is not considered to be deliverable without a negative impact on environmental sustainability and the AONB that could not be mitigated.

While the SA/SEA did not rule out **EUA007** from being considered for allocation, the site is accessed from Pincents Lane, which is also used to access a retail park and a proposed new IKEA store. Transport Assessment work indicates there is much sensitivity in the area, and there are serious concerns regarding the traffic impact of additional development. It is considered prudent to monitor the impact of IKEA on the junctions in the area once the scheme has been implemented and then reconsider the site for allocation at a later date.

EUA033 was included as a preferred option, but is no longer recommended for allocation. The SA/SEA does not highlight any significant sustainability issues on the site; however, the Landscape Assessment states that only one of the sites on Long Lane should be developed due to the potential negative impact on environmental sustainability and the AONB. The Landscape Assessment states a preference for EUA003/008 to be developed over EUA033. There are also concerns over the traffic impact of several developments in this area, along with a risk of surface

water flooding at the proposed access point to the site. While technical solutions are available they could impact on viability and deliverability of the site in the short term, and therefore, the site is not recommended for allocation.

Overall six sites are recommended for allocation. The SA/SEA shows that **EUA003 and EUA008** could have a negative impact on environmental sustainability due to the sites being located within the AONB. Landscape Assessment work has been carried out by the Council, and shows that development of the sites is acceptable subject to certain mitigation measures. These measures are set out in the site policies within the DPD to ensure the potential negative impact is mitigated. The sites are well related to existing development, and therefore, are predicted to have positive sustainability impacts in terms of access to services and facilities which will enable the promotion of healthy, active lifestyles.

EUA025 and EUA026 are located adjacent to the A4 and M4, at M4 junction 12. This results in predicted negative impacts in terms of air quality and noise. Mitigation, including the recommendation for only a small part of EUA025 to be allocated for development will reduce this impact. The remaining area of EUA025 will be retained as a landscape buffer, and open space, increasing the availability of public open space in the area. This reduced developable area on EUA025 also ensures that no development will take place within the flood zones. The only predicted negative sustainability impact for **EUA031** is as a result of the site being greenfield land.

EUA035 has a number of predicted positive sustainability impacts. While the site is close to the railway line, only part of the site has been proposed for development, which will provide a landscape buffer to the railway, reducing the air quality and noise impacts the railway could have. The site is adjacent to the AONB, therefore, there is a potential negative impact on environmental sustainability. Mitigation as set out in the Landscape Assessment would minimise this impact.

Theale

Five sites were considered as options of development in Theale. Of these five, one site was rejected at preferred options due to flood risk and concerns over proximity to the M4 (**THE002**). The SA/SEA indicates a potentially significant impact in terms of flood risk, and following advice from the Environment Agency it was not considered appropriate to consider the site for allocation. The remaining four sites were consulted on as preferred options.

The outcomes of the public consultation and further technical work, plus the requirement for Theale to have a period of consolidation led to two of these being discounted (THE001 and THE005).

THE005 is located in flood zone 2, and therefore, there is a potential negative sustainability impact as a result of flood risk. The site is no longer recommended for allocation as the Environment Agency requested that any sites in flood zones are subject to a sequential test. As other sites are available, both in Theale and across the District, the test cannot be carried out.

THE001 did not show any significant sustainability impacts, however, through the preferred options significant concern was raised regarding access to the site, with limited scope for improvements to be made without acquiring third party land. Landscape Assessment work carried out following the preferred options indicated that the site would be suitable for development subject to various mitigation measures, including a buffer to separate the site from the existing village. As a result the site is not considered to be well related to the existing settlement, and could result in a negative impact in terms of impact on the character of the built environment.

As a result two sites are recommended for allocation. The developable area of both sites (**THE003 and THE009**) has been reduced as a result of further landscape work carried out following the preferred options, to ensure no negative impacts on the AONB or environmental sustainability.

1.5.1.3 East Kennet Valley ***Burghfield Common***

Nine sites were considered as options for development. Several of the sites were rejected due to their development potential in respect of Burghfield Common as a rural service centre.

BUR005 and **BUR008** were considered to be less well related to the existing settlement pattern, and this could have a potentially negative impact on the character of the built environment. Locally there is strong opposition to development to the west of the village (**BUR006**, **BUR007**, **BUR011**), as development would impact on the character of built environment. Both **BUR007** and **BUR008** submitted smaller site proposals through the preferred options, but the reasons for rejection are considered to be the same whether the whole or part of the site is considered for development.

Two sites were included as preferred options, with both sites being recommended for allocation, one as at preferred options (**BUR015**), and one with a reduced developable area following the Preferred Options consultation and further technical work (**BUR002/002A/004**) to ensure that the existing woodland is retained as a wildlife habitat.

Mortimer

Mortimer Parish Council is in the process of developing a Neighbourhood Development Plan (NDP). Representations through the public consultation as well as discussion with the neighbourhood planning group has led to an agreement that the site allocations for Mortimer will be made through the NDP, which will also review the settlement boundary in accordance with the criteria. The NDP for Stratfield Mortimer is therefore, required to provide 110 dwellings. The NDP is well progressed, and when adopted, will form part of the Development Plan for West Berkshire.

Aldermaston

No sites were considered options for development due to Aldermaston being within the inner AWE consultation zone.

Woolhampton

Five sites were considered as options for development. Two of the sites were ruled out due to flood risk (**WOOL002** and **WOOL003**), with a third ruled out due to its poor relationship with the existing settlement and potential flood risk (**WOOL005**).

Two alternative sites were recommended as preferred options, and a choice between these has been made following the consultation and further technical assessment. This has resulted in **WOOL006** being recommended for allocation rather than **WOOL001**.

The sites have very similar outcomes in the SA/SEA, however there is a local preference for **WOOL006**, and for development along the A4 between the existing edge of the village and the petrol station. This has resulted in a change in the orientation of the developable area to that proposed at preferred options.

1.5.1.4 North Wessex Downs Area of Outstanding Natural Beauty

Hungerford

Nine sites were considered as options for development, none of which were predicted to have any significant negative environmental effects. Six sites were recommended as preferred options, with five of the sites being considered as a single site.

HUN001 is not recommended for allocation. There are no significant sustainability effects picked up by the SA/SEA. There are concerns over access to the site, which is via a narrow road, where as both of the preferred options sites are accessed via main roads. The site is located to the west of Hungerford adjacent to a protected employment area, and consideration could be given in the future to the redevelopment of the area as a single site.

HUN022 and **HUN028** are also not recommended for allocation. While the SA/SEA does not pick up any significant sustainability issues the sites are considered to be less well related to the existing settlement than either of the two preferred options, and there are concerns over access without the sites to the west of Hungerford being developed. The proposed access points to the

sites are located outside the area considered suitable for development; therefore, access to the sites could only be delivered in conjunction with other sites.

Two options were included as preferred options, and as the SA/SEA did not indicate a more suitable site in terms of sustainability the consultation was used to get an indication of which would be preferable in terms of local impacts. A reassessment of the site following the consultation has resulted in **HUN007** being recommended for allocation rather than the Eddington group of sites (**HUN003, HUN005, HUN006, HUN015, HUN020**).

The main concern raised regarding development in Hungerford is in relation to traffic generation through the High Street. Transport Assessment (TA) work carried out indicates that HUN007 will have less of an impact as it is close to local education facilities. The Eddington sites are close to a SSSI and SAC, and therefore, the SA/SEA does indicate that there will be potential negative impacts on these protected areas without adequate mitigation. This is not an issue faced by HUN007. Additional landscape work has also suggested that the Eddington sites should not be delivered as a whole, which has resulted in uncertainty as to whether the site can or should be delivered holistically, which could result in piecemeal development in the area. Therefore, HUN007 is recommended for allocation.

Lambourn

Five sites were considered as options for development, with one new site submitted as part of the Preferred Options consultation. This new site was also considered to be an option for development.

Two sites were considered as preferred options, **LAM005** and **LAM007**. Following the Preferred Options consultation it became clear that LAM007 was currently in use associated with the racehorse industry, and that its allocation would therefore be contrary to policy CS12 of the Core Strategy. This is not a factor picked up by the SA/SEA process, but the site assessments as a whole.

LAM002A is also potentially currently in use as part of the racehorse industry, and therefore, this along with a concern regarding the relationship of the proposals with the existing settlement pattern the site was not recommended for allocation.

The topography of **LAM009** raises concerns over the ability to achieve suitable access, and the site is considered to be poorly related to the existing settlement, therefore it was not recommended for allocation.

LAM013 is located within a groundwater emergence zone, surface water flood risk area and critical drainage area, with a history of flooding in both the 2007 and 2014 floods. Due to the concern over the flood risk on the site it was considered that there are more appropriate sites within the village and therefore the site is not recommended for allocation.

Two sites in Lambourn are recommended for allocation. **LAM005** is well related to the existing settlement and close to the centre of the village. Development will not take place within the flood zones and a significant buffer will be provided to the SSSI/SAC to ensure no negative sustainability impacts.

Development on the south western part of **LAM015** (new site submission) could be developed without resulting in harm to the AONB. The site can deliver a low density linear development, reflecting the existing settlement pattern.

Pangbourne

Two sites were considered as options for development, with both being included as preferred options (PAN001 and PAN002). Much of Pangbourne is at risk from flooding which significantly limits where development could reasonably take place. Neither of the preferred options sites is at risk from flooding.

Neither preferred options sites were shown to have any significant sustainability impacts. There are potential access concerns relating to both sites, however, significant concerns were raised through the preferred options consultation in relation to **PAN001**, in terms of the suitability of the local roads for additional traffic. No options are available to improve access arrangements to the site, and therefore, the site is no longer recommended for allocation.

Highways concerns relating to **PAN002** have been tested through a planning application. While the planning application has been refused, the highway impact is not a reason for refusal. Therefore, PAN002 is recommended for allocation.

Bradfield Southend

Three sites were considered as options for development, with an additional site that was submitted as part of the Preferred Options consultation being considered as an option for development.

One site (**BRS004**) was included as a preferred option and is now recommended for allocation. The site is well related to the existing settlement, and is only suitable for a small number of dwellings, that would be in keeping with the size and function of the village. The SA/SEA did not highlight any significant negative impacts.

Of the rejected sites the Landscape Assessment indicated that development of both **BRS003** and BRS004 would impact negatively on environmental sustainability and the character of the AONB, and stated that development of BRS003 without BRS004 would result in a poorly related development, therefore BRS003 is not recommended for development. BRS003 is also at risk from surface water flooding, with some evidence of flooding in 2014.

The Landscape Assessment indicated that development of **BRS005** would result in harm to the AONB, and therefore, the site is not recommended for development.

While some development on **BRS006** (new site submission) is considered acceptable in landscape terms, a limited amount of development is considered appropriate for the village, and BRS004 is considered to be a more suitable site as it is better related to the existing residential development in the village. Therefore BRS006 is not recommended for allocation.

Chieveley

Three sites were considered as options for development. Of these three sites (**CHI010**), one was consulted on as a Preferred Option.

Following the consultation the development potential on the three sites was reassessed, and on all occasions reduced to less than 5 dwellings, meaning that the sites were automatically excluded from the site selection process, but also removing one of the negative SA/SEA impacts (impact on the character of the area). As a result, the sites have been considered as part of the settlement boundary review process. The sites meet the review criteria and therefore, have been included within the revised settlement boundary.

No sites will be allocated for development in Chieveley.

Compton

Five sites were originally considered as options for development, with two sites subsequently being ruled out following additional landscape work indicating development would cause harm to the AONB (**COM011/COM012**).

COM004 was included as the preferred option and is recommended for allocation. The SA/SEA predicts that development of the site will have a predominantly positive effect on sustainability, whereas the other sites will have a predominantly neutral effect.

Development of COM004 would result in the redevelopment of a large brownfield site, which is well related to the existing settlement. There are a number of benefits of redevelopment of the site, including providing areas of green infrastructure, improvements to the character of the AONB, and cleaning up of contamination on the site as a result of the previous land use. The site is identified as an opportunity site within the Core Strategy, and has an adopted SPD.

While neither of the other sites (**COM001 and COM010**) have any significant negative impacts highlighted in the SA/SEA, the overall positive sustainability impact and positive benefits of redevelopment COM004 has resulted in it being recommended over the other sites in Compton

Great Shefford

Great Shefford is subject to a significant level of flood risk, with ground, surface and fluvial flood risk areas. As a result of significant flooding in 2014 (and previously) no development is proposed for the village.

GSH001 was considered as an option for development, and while the SA/SEA does not highlight any significant sustainability issues on the site itself, it is not recommended for allocation due to the significant flood risk in the village, which can result in the village being cut off from the surrounding area during times of flooding.

Hermitage

Five sites were considered as options for development. One site was included as a preferred option, and is now recommended for allocation (HER001). Part of a second site (HER004) was proposed to be included within the settlement boundary, but has been reassessed as being more suitable as an allocation due to the development potential on the site.

HER011 and HER016 are not recommended for allocation. Development of these sites would extend the village to the north of Manor Lane. It is considered that such expansion would not be appropriate and would be poorly related to the existing settlement pattern.

HER009 is not recommended for allocation. The site is prominent in location, but largely screened from the AONB. The landscape assessment indicates that part of the site would be suitable for development subject to certain mitigation measures. However, it is considered that other sites in Hermitage are more appropriate for development.

HER001 and part of **HER004** are recommended for development. The sites are well related to the existing settlement and development would result in little harm to the AONB, subject to mitigation measures. Parts of the sites are at risk from flooding, but Flood Risk Assessments would set out appropriate mitigation to minimise this impact.

Kintbury

Eight sites were considered as options for development. Two adjacent sites were included as a preferred option, and are now recommended for allocation (KIN006/007).

KIN004 is not recommended for allocation. Development of the site is likely to have a negative impact on the impact of the character of the area, and impact on the conservation area.

KIN008, KIN009, KIN015 and KIN016 are not recommended for allocation. They are poorly related to the existing residential development, additional sites would need to be developed to improve this relationship and provide access to the sites. Development would result in a negative impact on the character of the area, with a possible negative impact on environmental sustainability. Development of additional sites to link the sites to the existing settlement would not be in keeping with the role and function of Kintbury as a service village.

KIN006/007 are recommended for allocation as a single combined site. The sites are well related to the existing settlement and close to local services and facilities, and can deliver housing without causing harm to the AONB.

KIN011 was not included as a preferred option primarily because of highways concerns. Sight lines are poor at the Inkpen Road/The Haven junction and the Inkpen Road/High Street junction. However, further technical work has been undertaken since the preferred options, which show that acceptable visibility splays at the Inkpen Road/The Haven junction can be achieved, therefore, resolving the issue. Although the main technical reasons for not proposing the site at the preferred options stage have been overcome, Council Members have responded to the concerns expressed locally over the cumulative impacts of additional development in Kintbury and the surrounding area. As KIN006/007 was previously consulted upon as a preferred option, they consider that the public have been given more opportunity to comment on this as an option for future development, and therefore, have requested that KIN011 is deferred until an informed assessment can be made of the cumulative impact of traffic generated from additional development in the area. It is proposed that the site should be considered further through the preparation of the new Local Plan.

1.5.2 Sites for Gypsies, Travellers and Travelling Showpeople

Six sites were considered as options for development. Two sites are recommended for allocation, one for Gypsies and Travellers (GTTS5) and one for Travelling Showpeople (GTTS2). A further site (GTTS6) is recommended as an area of search.

GTTS3 and **GTTS7** are not recommended for allocation. Both sites are adjacent to existing settlements, and the SA/SEA highlights a potential negative impact on the character of the built environment, although mitigation measures could be put in place to minimise the impact. Due to concerns regarding the impact on the existing settled community these sites are not recommended for allocation. GTTS7 has subsequently been taken forward as a housing site allocation.

GTTS9 is not recommended for allocation. It was consulted upon as preferred option site, however, following the Preferred Options consultation certainty of site delivery could not be ascertained.

GTTS5 is recommended for allocation for Gypsies and Travellers. The site is an existing Gypsy and Traveller site and while allocation of the site would result in changing existing transit pitches to permanent pitches, the principle of Gypsies and Travellers on the site is established. The Gypsy and Traveller Accommodation Assessment (GTAA) concluded that there is no demand for additional transit pitches.

GTTS6 is recommended for allocation as an area of search. GTTS6B, identified as a preferred option, forms part of wider Council landholding. Comments and concerns raised through the preferred options has resulted in the wider Clappers Farm landholding being considered as an area of search from within which a site for up to 9 pitches to accommodate Gypsies and Travellers will be delivered. While the site is rural in location, it is close to some local services and facilities.

GTTS2 is recommended for allocation for Travelling Showpeople. This is an established existing yard, with good access to services and facilities. Effective landscaping will be required to ensure the impact of any development on the wider landscape is minimised. There is also a risk of flooding on the site, but the developable area is outside this zone, therefore, the impact is minimised.

1.5.3 Policies

Countryside Policies

The majority of effects resulting from the policies are very positive, positive or neutral. Both **policy 1** (Location of New Housing in the Countryside) and **policy 2** (Rural Housing Exceptions) are predicted to have a positive impact on the opportunity to provide sustainable housing to meet local needs. Both policies may have a negative environmental impact as a result of higher greenhouse gases and air pollution which stem from the need for greater car use in rural areas.

Policy 2 is showing to have a significantly positive impact on maximising the provision of affordable housing. Policy 2 could result in some negative impacts in terms of sustainable transport options as rural exceptions sites can be located in areas where there are few facilities and poor transport facilities. There is a risk with policy 2 that environmental sustainability could be overridden by greater benefits to social or economic sustainability, although the policy does require that sites under consideration by the policy would need to review whether there are any more suitable alternatives available locally.

Policy 3 is predicted to have positive impacts in relation to the protection and enhancement of the built and natural environment. All other impacts are likely to be neutral.

Policy 4 is likely to have a significantly positive impact on maximising the use of previously developed land and buildings, along with positive impacts in relation to waste disposal and the reuse of mineral and materials, which will all in turn help to reduce greenhouse gas emissions through the promotion of reuse of existing resources.

At preferred options four policies were consulted upon dealing with different elements of housing for the rural economy. As a result of the consultation, and to bring the policy more in line with the NPPF, the individual policies have been replaced by a single policy for housing relating to rural workers (**Policy 5**). The policy will have a positive impact on economic and social sustainability, although there is potential for a negative environmental sustainability due to the loss of a green field site.

Policies 6, 7 and 8 are likely to have a number of positive impacts, especially in relation to the improvements to the quality of housing and the reuse of previously developed land. There is a potential negative impact in relation to the impact on the character of the countryside and potential impacts on biodiversity, where existing habitat is to be lost through the replacement of a dwelling. The potential negative impacts can be mitigated through policy CS17 of the Core Strategy.

Changes have been made to the wording of most of the policies since the Preferred Options consultation, but this has not changed to SA/SEA outcome, as the principle of the policy has remained the same.

Residential Parking Policy

A new residential parking policy is proposed through the Housing Site Allocation DPD. The new policy takes into account the parking guidance set in the NPPF (paragraph 39). Two policy options were assessed, with the option to use a location/dwellings size policy being favoured. The actual parking policy has not been subject to a separate SA/SEA as the level of detail provided in the policy is far greater than would be picked up in the SA tables.

The policy will have a predominantly neutral effect on sustainability, however, there are positive impacts in relation to supporting and encouraging healthy, active lifestyles and improving and promoting opportunities for sustainable travel and reducing green house gas emissions. There are no negative impacts from the proposed policy.

No changes have been made to the principle of the policy since the Preferred Options consultation, although changes have been made to the parking zones and levels of parking expected.

Sandleford Park

New evidence has come forward regarding infrastructure at Sandleford Park, and as a result the Supplementary Planning Document supporting the Core Strategy policy has been updated. At the Preferred Options stage it was anticipated that the existing Core Strategy policy would be updated to take into account this new evidence and to require a single Masterplan to ensure that the site came forward in a comprehensive manner. However, in light of the expected timing of the planning application for the site, there was a necessity to provide this guidance more speedily.

Following legal advice, it was decided to update the Supplementary Planning Document (SPD) for the site, rather than amend the policy through the DPD process. Consultation on the updated SPD took place from 12th December 2014 to 30th January 2015. The updated SPD was adopted by the Council on 3rd March 2015. The original SPD was subject to screening to determine whether an SA was required. This was revised in light of the amendments to the SPD and the amendments were not considered to change the outcome of the screening opinion. The SPD to guide development of the site was adopted on 3rd March 2015 and has weight as a material consideration in the planning process.

The Housing Site Allocations DPD will not contain a specific policy on Sandleford Park.

1.6 Conclusion

As a result of the SA work undertaken during the development of the Housing Site Allocations DPD and following the Preferred Options consultation, the most sustainable options were taken forward into the Proposed Submission version of the DPD.

The Preferred Options DPD represented the best available options at that stage and were considered to achieve the sustainability objectives of the Housing Site Allocations DPD. The approach taken in the Proposed Submission Housing Site Allocations DPD is considered to represent the most suitable site from the options assessed in order to achieve the sustainability objectives of the DPD. If the DPD is successfully implemented and the negative effects identified are successfully mitigated where appropriate, then future development in West Berkshire will result in positive sustainability impacts and sustainable development. This SA Report recommends that the sites and policies are accepted as the Proposed Submission document.

The Housing Site Allocations DPD sits under the Core Strategy, to deliver the housing requirement, with additional flexibility, as required by the Core Strategy. The Core Strategy and Housing Site Allocations DPD achieve a balance between making provision for development to meet local needs, taking into account infrastructure requirements and the extensive environmental constraints of the area, and displaying flexibility to respond to changing circumstances across the time frame of the Core Strategy and Housing Site Allocations DPD.

2 Introduction

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

This report constitutes the Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) for the Proposed Submission version of the Housing Site Allocations DPD.

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

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

2.1 The Development Plan for West Berkshire

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

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

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

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

After 2016, another Local Plan will be prepared which is intended to replace the current folder of documents (the Core Strategy DPD, Housing Site Allocations DPD, and the saved policies of the West Berkshire District Local Plan) with a comprehensive Local Plan which is anticipated for adoption in September 2019.

In July 2014 the Council published its preferred options Housing Site Allocations DPD. The main aim of the Preferred Options Stage was for the Council to explain to the community and partner organisations what the Council's preferred approach was and to enable comments to be made so that these could inform the Proposed Submission Housing Site Allocations DPD. While the preferred options was a voluntary stage, it was seen as being important to give people early input into the plan making process, and concurred with the principles of the planning system which are based around the front-loading of evidence and continuous public participation in order to achieve a sound plan.

Following the preferred options consultation the Council has prepared the Proposed Submission Housing Site Allocations DPD taking into account the feedback from the community and the evidence base. The Proposed Submission DPD is being published for consultation on 9th November to 21st December 2015 before being submitted to the Secretary of State.

3 The Appraisal Methodology

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

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

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

"A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors".

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

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

² National Planning Policy Framework: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

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

3.2 Stages to the SA / SEA

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

Table 1 SA/SEA Stages	
Stage A	Setting the context and objectives, establishing the baseline and deciding the scope
Stage B	Developing and refining the options
Stage C	Appraising the effects of the plan
Stage D	Consultation
Stage E	Monitoring the significant effects of implementing the plan

This report accompanies the Proposed Submission version of the Housing Site Allocations DPD. This SA report builds on the Scoping Report and the Core Strategy SA/SEA Environmental Report. The SA Report contains the following:

- An outline of the contents, the methodology and description of the SA/SEA process and the specific SA/SEA tasks undertaken
- A review of other plans and programmes and their relationship to the West Berkshire Core Strategy and Housing Site Allocations DPD (Appendix 1)
- A description of the environmental and sustainability context (known as the baseline information) (Appendix 2)
- A summary of key sustainability issues
- The SA/SEA Framework which sets out the SA/SEA objectives for Assessing the Housing Site Allocations DPD
- A review of the options considered and the preferred options selected
- A review of the Preferred Options consultation and the proposed allocations and policies

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

3.3 Consultation

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

Consultation on the SA Scoping report took place in September 2013 and July 2014 for five weeks. A summary of the comments made during the consultation are set out in appendix 5.

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

A Preferred Options version of the Housing Site Allocations DPD was subject to a seven week consultation between 25 July and the 12 September 2014. A version of the SA/SEA was published alongside the Preferred Options DPD. Results from the consultation are published in the Statement of Consultation, and a summary of the key issues raised and how these have been taken into account in the production of the final SA/SEA are set out in section 6 – Appraisal

The SA/SEA is now subject to further consultation alongside the Proposed Submission version of the DPD. The consultation will run from 9th November until 21st December 2015.

3.4 Difficulties encountered in compiling information or carrying out the assessment

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

The appraisal of policies is not always a straightforward process, particularly with it being an iterative process, and therefore there will be some degree of uncertainty in the predicted outcomes. Uncertainties can arise from scientific uncertainties, natural variability and lack of precision. A number of policy options were difficult to assess against the SA objectives and sub-objectives. This is particularly the case with topic specific policy options which may only have a significant impact on a small number of SA sub-objectives.

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

4 Background to the SA Report

4.1 Requirement for the Sustainability Appraisal (SA)

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

Under the Town and Country Planning (Local Development) England (Amendment) Regulations 2012 there is no formal requirement for a Preferred Options stage and the SA is now only required under Section 20 to be published for consultation when the proposed submission document is published for consultation (current consultation stage). There is therefore no formal requirement for an SA report to be published with a preferred options style consultation document. The Council however, saw a preferred options style consultation as allowing members of the public early

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

involvement in the development of the options for development. As the SA/SEA had formed an important part of the site selection process, an SA/SEA report was published alongside the preferred options consultation.

4.2 Stages of the SA

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

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

The first stage (**Stage A**) is the production of the Scoping Report. This is where the scope and overall level of detail of the SA is set out. The Scoping Report was published in September 2013 and revised in July 2014, and went out to consultation to the statutory environmental bodies for 5 weeks. Consultation responses received as part of the Scoping Report consultation have been taken into account in the production of a revised Scoping Report.

The scoping report sets out the sustainability objectives and Core Strategy objectives (which are also being used for the Housing Site Allocations DPD) and these are then used to assess the preferred options of the Housing Site Allocations DPD. The SA objectives have been carried forward from the Core Strategy SA Environmental report as the DPD will sit under the Core Strategy. Some tweaks have been made to ensure that the objectives are in line with the updated background information and with the aims of the Housing Site Allocations DPD. Stage A has been completed.

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

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

Following the preferred options consultation, changes have been made and the options reassessed or updated where appropriate. The SA report has been updated for the Proposed Submission of the DPD, known as **Stage D**.

Table 3 - Stages of the SA Report (based on the Practical Guide to the Strategic Environmental Assessment Directive ⁵)		
DPD stage	SA/SEA Stage	
Pre-production	A	Setting the context and objectives, establishing the baseline and deciding on the scope.
	A1	Identify other relevant policies, plans and programmes, and sustainability objectives.
	A2	Collect baseline information.
	A3	Identify sustainability issues and problems.
	A4	Develop the SA framework.
	A5	Consult on the scope of the SA.
Production and Publication	B	Developing and refining options and assessing effects.
	B1	Test the DPD objectives against the SA framework.
	B2	Develop the DPD options.
	B3	Predict the effects of the DPD.
	B4	Evaluate the effects of the DPD.
	B5	Consider mitigation measures and ways to maximise beneficial effects.
	B6	Propose measures to monitor the significant effects of implementing the DPD.
	C	Preparing the SA Report
	C1	Prepare the SA Report.
	IN PROGRESS	D
D1		Public participation on the draft DPD and the SA Report.
D2 (i)		Appraise significant changes.
Submission and Examination	D2 (ii)	Appraise significant changes resulting from representations.
Adoption and Monitoring	D3	Make decisions and provide information.
	E	Monitoring the significant effects of implementing the DPD.
	E1	Finalise aims and methods for monitoring.
	E2	Respond to adverse effects.

4.3 Compliance with the SEA Directive / Regulations

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

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

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

Table 4 Requirement of the SEA Directive	
Directive requirement	SECTION OF REPORT
(a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	2, 5, Appendix 1
(b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	5, Appendix 2, Appendix 9
(c) The environmental characteristics of areas likely to be significantly affected;	5, Appendix 2, Appendix 9
(d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	6, 7 Appendix 2
(e) The environmental protection objectives, established at International, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	6, 7, Appendix 1, Appendix 9
(f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors ⁶ .	6, 7, Appendix 9
(g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	3, 6, 7, Appendix 9
(h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	6, 7, Appendix 9
(i) A description of the measures envisaged concerning monitoring in accordance with Article 10;	9, Appendix 9.
(j) A non-technical summary of the information provided under the above headings;	1

5 Sustainability Objectives, Baseline and Context

5.1 Link to other policies, plans and programmes

The Council must take account of relationships between the West Berkshire Housing Site Allocations DPD and other relevant policies, plans, programmes and sustainability objectives. This is in addition to the need to take into account environmental protection objectives established at

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

international, European Community and national levels. All of these may influence the options to be considered in the preparation of the Housing Site Allocations DPD. By reviewing these, relationship inconsistencies and constraints can be addressed and potential synergies can be exploited.

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

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

5.2 Key environmental, social and economic issues and opportunities

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

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

Table 5 Key Sustainability Issues	
Sustainability Element	Local Impact
Social	Ageing population and impact on health care facilities
	Availability of affordable housing
	Access to essential facilities
Environmental	Protecting the historic environment and the heritage assets therein
	Protecting the historical / archaeological, landscape and townscape character of the district
	Impact of nuclear installations within the district
	Reduction in carbon emissions
	Air Quality
	Minimisation of waste production and increase in recycling
	Impact of climate change
	Water supply and sewerage, usage and quality
Flooding	
Material Assets	Unemployment as a result of the recession
	Waste minimisation and recycling
	Use of renewable energy
	Congestion and reliance on the car

5.3 Developing the SA Framework

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

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

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

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

Table 6 Proposed framework for the SA/SEA of the Housing Site Allocations DPD			
SA Objective	SA Sub-Objective	Suggested Indicators	SEA topic
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	1.1 Will it maximise the provision of affordable housing to meet identified need?	<ul style="list-style-type: none"> No. of housing completions No. of Affordable housing completions Households on housing register (WBC Housing Operations) 	Population
	1.2 Will it enable the provision of good quality market housing required to meet identified need?		Human Health
2. To improve health and well being and reduce inequalities	2.1 To support and encourage healthy, active lifestyles	<ul style="list-style-type: none"> General health “not good” Years of potential life lost (ONS) No. of people visiting spots/recreation facilities per annum No. of people visiting parks and gardens per annum 	Human Health
	2.2 To increase opportunities for access to sports facilities		
	2.3 To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Fear of crime surveys (WBC) No. of violent crime, robberies, vehicle crimes and domestic burglaries per 1000 population 	Population
	2.4 To protect and enhance green infrastructure across the district	<ul style="list-style-type: none"> Residents perception of quality of open space (PMP study) Availability, use and access to green space Percentage of the Rights of Way network in a “favourable” condition 	
3. To safeguard and improve accessibility to services and facilities	3.1 To improve access to education, employment services and facilities	<ul style="list-style-type: none"> Percentage of new residential development within 30 min public transport (or walk) times of a GP, hospital, primary & Secondary school, employment and a major retail centre Proportion of 19yr olds with Level 2 qualifications (5 + GCSEs A* to C) 	Population
	3.2 Will it support development of access to IT facilities including Braodband particularly in rural areas?		
4. To improve and promote opportunities for sustainable travel	4.1 To increase travel choices, especially opportunities for walking, cycling and public	<ul style="list-style-type: none"> Travel to Work data (Census) Bus passenger numbers (LA subsidised) Percentage of new residential development within 30 	Human Health Air

Table 6 Proposed framework for the SA/SEA of the Housing Site Allocations DPD			
SA Objective	SA Sub-Objective	Suggested Indicators	SEA topic
	transport	min public transport (or walk) times of a GP, hospital, primary & Secondary school, employment and a major retail centre	Population
	4.2 To reduce the no. of road traffic accidents and improve safety	<ul style="list-style-type: none"> No deaths and serious injuries (for all ages and children) on the District's roads 	
5. To protect and enhance the natural environment	5.1 To conserve and enhance the biodiversity and geodiversity assets across West Berkshire	<ul style="list-style-type: none"> % SSSI land in favourable condition Loss in ha of SSSIs WHS and ancient woodlands Extent of BAP priority habitats Area of statutory LNRs per number of population (EN) Loss of Geologically/geomorphologically important sites (RIGs) Changes in areas and population of biodiversity importance, including i) change in priority habitat and species (by type) and ii) change in areas designated for their intrinsic environmental value 	Biodiversity Fauna Flora
	5.2 To conserve and enhance the local distinctiveness of the character of the Landscape	<ul style="list-style-type: none"> Change in Countryside Quality based on the Countryside Quality Counts data used to inform condition of Countryside Character Areas % building on greenfield land % land under the new agri-environmental schemes Landscape Assessment (AONB) / Landscape character assessment 	Landscape
6. To ensure that the built, historic and cultural environment is conserved and enhanced	6.1 To conserve and enhance the local distinctiveness of the character of the built environment	<ul style="list-style-type: none"> No. and % of all designated heritage assets at risk Areas of highly sensitive Historic Landscape Characterisation types which have been altered and their character eroded 	Cultural heritage (inc. architectural and archaeological)
	6.2 To conserve and enhance the significance of the District's heritage assets		
	6.3 To promote, conserve and enhance the District's cultural assets	<ul style="list-style-type: none"> No. nationally important archaeological sites identified in the planning process and preserved in situ or by record No. of applications approved contrary to the advice of the Council's conservation officer 	Material Assets
	6.4 Provide for increased access	<ul style="list-style-type: none"> % change in visits to historic sites 	Landscape

Table 6 Proposed framework for the SA/SEA of the Housing Site Allocations DPD			
SA Objective	SA Sub-Objective	Suggested Indicators	SEA topic
	to and enjoyment of the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	7.1 To reduce air pollution	<ul style="list-style-type: none"> Level of air pollutants (NO₂) Level of traffic flows Proximity to source of poor air quality 	Air
	7.2 To reduce noise levels in main settlements	<ul style="list-style-type: none"> No. of noise complaints per annum received by WBC Proximity to source of noise 	
	7.3 To maintain and improve soil quality	<ul style="list-style-type: none"> Loss of high grade agricultural land to development Loss of greenfield land to development 	Water
	7.4 To maintain and improve water quality	<ul style="list-style-type: none"> Measures of chemical and biological water quality of inland watercourses “good” and “fair” (EA) Incidents of major and significant water pollution (EA) No. of planning permissions granted contrary to the advice of EA on water quality grounds No. of planning approvals granted contrary to the statutory water/sewerage undertakers advice (Thames Water Property Services) 	Soil Human Health
8. To improve the efficiency of land use	8.1 To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> % new dwellings completed at: i) less than 30dph; ii) between 30 and 50dph iii) above 50dph % new and converted dwellings on previously developed land 	Material Assets Soil
9. To reduce consumption of natural resources and manage their use efficiently	9.1 Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	<ul style="list-style-type: none"> % new development achieving EcoHomes “Excellent” of Code Level 3* standards % commercial buildings meeting BREEAM “very good” Installed capacity for energy production from renewable sources 	Material Assets
	9.2 Will it promote the adoption of sustainable design and construction practices?		
	9.3 Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	<ul style="list-style-type: none"> % total tonnage of all types of waste that has been recycled, composted or used to recover heat power and other sources of energy 	Climate Factors
	9.4 Will it reduce water consumption and promote reuse?	<ul style="list-style-type: none"> % development incorporating water conservation and/or water efficiency measures 	

Table 6 Proposed framework for the SA/SEA of the Housing Site Allocations DPD			
SA Objective	SA Sub-Objective	Suggested Indicators	SEA topic
		<ul style="list-style-type: none"> New development with SUDs installed (EA) 	
	9.5 Will it reduce the consumption of minerals and promote reuse of secondary materials?	<ul style="list-style-type: none"> % development achieving EcoHomes / BREEAM “excellent” of Code level 3* Standards 	
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	10.1 Will it reduce West Berkshire’s contribution to greenhouse gas emissions?	<ul style="list-style-type: none"> Level of car use to work % development achieving EcoHomes / BREEAM “excellent” of Code level 3* Standards 	Climate Factors
	10.2 Will the policy impact on flood risk?	<ul style="list-style-type: none"> No. of planning permissions granted contrary to the advice of the EA, <u>Lead Local Flood Authority or other relevant bodies on flooding grounds</u> 	
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	11.1 Will it enable the provision of high quality economic development which responses to business needs and delivers a range of employment opportunities?	<ul style="list-style-type: none"> % people of working age in employment % population claiming Job Seekers Allowance No. and type of non-residential completions % land developed for employment by type which is on previously developed land Vacancy rates within existing centres Footfall rates within existing centres 	Population
	11.2 Will it promote and support key business sectors and utilise employment land effectively and efficiently?		
	11.3 Will it promote and support the vitality and viability of the District’s commercial centres?		

All the objectives have been used for the policies (countryside policies, parking policy). For the housing and Gypsies, Travellers and Travelling Showpeople sites not all objectives have been used as many of the objectives give exactly the same outcome for all housing sites. As a result the following objectives and sub objectives have not been included in the housing site assessments:

Table 7 - SA Objectives not used for Housing and Gypsies, Travellers and Travelling Showpeople Sites	
Objective/Sub Objective	Reason for exclusion
Objection 1 To secure provision of sufficient good quality housing to meet objectively assessed needs	The allocation of housing sites by definition secures the provision of sufficient good quality housing, therefore, all sites would score significantly positive in response to this objective. The Housing Site Allocations DPD will meet the remainder of the Core Strategy housing

	requirement and the first part of the Council's new SHMA figure.
Sub Objective 2.3 To reduce levels and fear of crime and anti-social behaviour	The Core Strategy requires all sites to have regard to 'Secured by design' principles, therefore, the sub objective has no effect.
Sub Objective 3.2 Will it support development of access to IT facilities including broadband particularly in rural areas?	The sub objective will have no effect.
Objective 9 9. To reduce consumption of natural resources and manage their use efficiently	It will not be possible to tell if the objectives have been achieved through the Housing Site Allocations DPD alone. Assessment will be made through the determination of a planning application which will need to have reference to Core Strategy policy CS15 that has specific regard to sustainable construction and energy efficiency.

Table 8 confirms that all of the SEA objectives have been considered in the SA/SEA framework.

Table 8 – integrating the SEA objectives	
SEA Directive Issue	SA Objective
Biodiversity	5
Population	1, 2, 3, 11
Human Health	1, 2, 4, 7
Fauna	5
Flora	5
Soil	7, 8
Water	7
Air	4, 7
Climatic Factors	9, 10
Material Assets	6, 8, 9
Cultural heritage (inc. architectural and archaeological)	6
Landscape	5, 6

5.4 Background to Developing and Refining Options and Assessing Effects

The Housing Site Allocations DPD will have the same objectives as the Core Strategy at this stage. Two of the Core Strategy objectives are not considered relevant to the Housing Site Allocations DPD as they relate to the Economy and Retail, neither of which are to be dealt with by the DPD. A review of the compatibility between the SA objectives and the Core Strategy objectives was carried out in the Core Strategy SA scoping report,

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

- Impacts on the built and natural environment are heavily dependent on the siting and type of development being proposed and their proximity to sensitive sites.
- Like the remainder of the South East, all future development proposals need to minimise energy consumption, ensure new design incorporate water conservation measures to mitigate against a potential shortage in water supply and reduce where possible vehicular trips.

The Housing Site Allocations DPD objectives are set out in Table 9 below:

Table 9 – Housing Site Allocations DPD Objectives	
A. Tackling Climate Change	To exceed national targets for carbon dioxide emissions reduction and deliver the District's growth in a way that helps to adapt to and mitigate the impacts of climate change
B. Housing Growth	To deliver at least 10,500 homes across West Berkshire between 2006 and 2026. These homes will be delivered in an effective and timely manner, will maximise the use of suitable Brownfield land and access to facilities and services and will be developed at densities within make the most efficient use of land whilst responding to the existing build environment.
C. Housing Needs	To secure provision of affordable and market housing to meet local needs in both urban and rural areas of the district. To provide homes in a way that promotes sustainable communities, providing a mix of house sizes, types and tenures to meet identified needs, and respond to the changing demographic profile of the District.
E. Infrastructure Requirements	To ensure that infrastructure needs (including community services and facilities) arising from the growth in West Berkshire are provided in a timely and coordinated manner, which keeps pace with development in accordance with the detail set out in the Infrastructure Delivery Plan.
F. Green Infrastructure	To ensure that West Berkshire contains a strong network of well-connected and multi-functional green infrastructure which provides an attractive environment to live, work and spend leisure time, providing benefits for health and opportunities for formal and informal recreation.
G. Transport	To put in place a sustainable transport network which supports the growth in West Berkshire, links existing and new development, prioritises walking, cycling and public transport and provides a genuine choice of modes. Traffic management measures will minimise the impact of new development on the existing network.
I. Heritage	To ensure that development to 2026 is planned, designed and managed in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment in West Berkshire's Towns, villages and countryside.

Core Strategy objectives D (Economy) and H (Retail) are not considered relevant to the Housing Site Allocations DPD.

Table 10 below shows the compatibility between the SA objectives and the proposed Housing Site Allocations DPD objectives. The full details of the compatibility test are given in appendix 3.

Table 10 – SA / DPD objective compatibility

		SA objectives											Key:					
		1	2	3	4	5	6	7	8	9	10	11						
WBC Objective	A	+	+	+	++	++	0	+	+	++	++	++	++	++	++	++	Strongly supports sustainable objectives	
	B	++	++	++	+	+/?	0	?	++	?	?	?	?	?	?	?	Supports sustainable objectives	
	C	++	++	++	+	+/?	0	?	++	?	?	?	?	?	?	?	Neutral	
	E	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	?	Uncertain
	F	0	+	+	0	++	+	+	0	0	0	0	0	0	0	0	-	Works against sustainable objectives-
	G	0	+	++	++	0	0	0	0	0	0	+	0	0	0	0	-	Works strongly against sustainable objectives
	I	+	+	0	0	0	++	++	+	0	0	0	0	0	0	0	-	Works strongly against sustainable objectives

6 Developing and Refining Options and Assessing Effects

6.1 Introduction

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

6.2 Developing the Options

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

6.3 Method of Approach

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

Following the preferred options consultation any changes made to the SA report have been made as tracked changes. Insertions are shown with blue underlined text (example), with deletions crossed through (~~example~~).

6.4 Reasonable Alternatives

6.4.1 Approach to Site Allocations

Four options were considered for progressing Site Allocations:

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

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

6.4.2 Housing Sites

Within the SA/SEA, only options which are considered reasonable need to be assessed. For the Housing Site Allocations DPD, potential housing sites have been taken to be sites submitted in the SHLAA. All potential sites were assessed in the SHLAA as one of four categories as Table 11 illustrates:

Table 11 SHLAA assessment		
SHLAA assessment	Description	Example
Deliverable	Available now, offers a suitable location for development now and is achievable with a realistic prospect that housing will be delivered on the site within the next five years, and in particular that development of the site is viable.	Sites with planning permission
Developable	Sites are in a suitable location for housing development and there is a reasonable prospect that the site is available and could be viably developed at the point envisaged.	Sites within the settlement boundary
Potentially Developable	Sites where their suitability needs to be further assessed through the plan making process and therefore it is difficult to say that there is a reasonable prospect that a particular site could be delivered at a specific point in time.	Sites adjacent to the settlement boundary with no significant issues that would be difficult to overcome within the plan period
Not currently developable	These sites have significant constraints that mean they are unlikely to come forward in the plan period	Sites in the significant national or international protection / flood zone 3 etc.

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

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

A full list of the automatic exclusions and their reasons for inclusion are set out in Table 12 below:

Table 12 Automatic Exclusions		
Exclusion Criteria	Details	Justification
Less than 5 dwellings		Site is too small to be allocated, the majority of these sites will be considered as part of the settlement boundary review.
Planning Permission		These sites do not need to be allocated as they already have planning permission
Within flood zone 3		The NPPF states that residential development is not compatible or suitable in Flood Zone 3. Only sites completely in FZ3 have been excluded at this stage. Further details of the flood risk are taken into consideration at the next stage of assessment.
Within significant national or international habitat/environmental/historic protection	Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Registered Battlefield, Grade 1 / II* Parks and Gardens	The NPPF states that SSSIs, SACs and SPAs should have the same level of protection as European Sites. Therefore sites within these areas have been excluded. The NPPF also states that great weight should be given to significant heritage assets and their settings, and substantial harm to or loss of designated heritage assets of the highest significance (eg. Registered Battlefields and Grade I and II* Registered Parks and Gardens) should be wholly exceptional, therefore sites which have these designations have also been excluded. The Registered Newbury Battlefield and Sandlesford Priory Historic Park and Garden are included on the English Heritage 'At Risk' Register.
Landscape	Adverse impact on the character of the AONB (from LSA)	The NPPF states that great weight should be given to conserving landscape and scenic beauty in the AONB. Landscape Assessments have been carried out on the sites in the AONB and its setting, and where this indicates development would cause harm to the AONB the sites have been excluded.
SHLAA Assessment	Not currently developable	Sites assessed in the SHLAA as not currently developable imply that there are issues with the site that could not easily be resolved within the plan period, or would impact significantly on the deliverability or availability of the site.
Land Use	Protected Employment Land	Areas within a Protected Employment Land designation are protected by policy and without a review of the employment policy it is not acceptable to release land for housing development.
Atomic Weapons Establishment (AWE) consultation zone	Inner	Government policy limits development within Inner Land Use planning consultation zones. This is regulated by the Office for Nuclear Regulation (ONR). Development within the inner zone is unlikely to receive approval from ONR.

Table 12 Automatic Exclusions		
Exclusion Criteria	Details	Justification
Relationship to the surrounding area	Relative scale in relation to existing settlement	The focus for development is in the Settlement Hierarchy. Within in this each settlement has a role and function. Where the size of a site would be out of keeping with this the site has been excluded.
Within settlement boundary		Sites within the settlement boundary do not need to be allocated as there is a presumption in favour of development.

Those sites not ruled out through the automatic exclusion assessment (part A) are considered to be realistic alternatives for development. Part B of the site selection assessment has then been carried out on the sites and SA/SEA was undertaken to inform the site selection work and the subsequent selection of preferred options. The full list of site selection criteria, with their justification is set out in appendix 6A, as this has also formed part of the site assessment work, and informed the SA/SEA. The consultation on the preferred options and further technical work have informed which sites will be taken forward for allocation in the proposed submission DPD.

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

Consultation on the Council's Preferred Options was carried out in the summer of 2014 (25th July to 12th September 2014). Members of the public were consulted on preferred sites for allocation, in some cases, including options from which choices would were to be made. All comments have been taken into account. They have been summarised as key points and a Council response provided to each point (see Statement of Consultation). Further discussions have also taken place with site promoters to discuss specific issues on sites. The site assessment and SA/SEA has been updated, where this is appropriate, to inform the Proposed Submission DPD. Any change made to the Site Assessment and SA/SEA have been made as manual tracked changes. Text additions are shown as underlined blue text (example) with deletions crossed through (~~example~~).

6.4.3 Gypsies, Travellers and Travelling Showpeople sites

The potential suitability of each site submitted to the Council for consideration as a Traveller site was assessed to determine which, if any would be suitable to take forward as preferred sites. Existing sites without the benefit of planning permission and sites which had been granted planning permission but this permission had lapsed were also assessed to determine their suitability.

National policy requires local authorities to make their own assessment of need; identify and update annually a five year land supply of deliverable sites; identify a supply of developable sites for 6 – 10 years and 11 – 15 years of the plan period.

In accordance with the Core Strategy all sites were assessed against the criteria set out in policy CS7. Core Strategy policy CS7 applies to proposed sites located outside settlement boundaries. Any sites proposed within settlement boundaries are considered acceptable in principle, as with conventional housing, subject to material considerations. Policy CS7 will assist in providing suitably located and designed sites. The Core Strategy policy complies with the Planning Policy for Traveller Sites (PPTS). In addition to assessing each site against the criteria set out within the policy, regard has also been had to the relevant national guidance, including the NPPF and PPTS. Details of the assessment against CS7 are shown in appendix 6B.

The site assessments and SA/SEA have then been considered against any technical evidence, supporting information provided with the site submissions and advice from internal consultees to draw conclusions on the suitability of each site for allocation.

A call for sites was carried out in April/May 2014 at which time the Council invited landowners and developers to submit sites they felt were suitable and available as a site for Gypsies and Travellers and Travelling Showpeople. Five sites were submitted during this process and the Council also considered a further four sites. Where sites conflicted with the criteria in the policy they were automatically excluded. Details are set out in Appendix 7.

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

6.4.4 Countryside Policies

The Housing Site Allocations DPD provides an opportunity to review the approach to policies relating to housing, with a particular focus on development in the countryside. This will ensure that there is an up to date policy framework in accordance with the NPPF.

There is considerable reliance on the Saved Policies from the previous Local Plan to determine planning applications. The consistent management of development in the countryside is a priority for the Council with a high number of planning applications each year. Whilst the Planning Inspectorate has generally been supportive of the context of the saved policies it is recognised that as the policies were all drafted and approved prior to the publication of the NPPF and adoption of the Core Strategy, they have 'due weight' in the planning process, rather than full weight.

No reasonable alternatives have been assessed for producing a new set of housing in the countryside policies. Whilst the NPPF provides the framework for development, it does not provide the level of detail required for development management at the local level. The Housing Site Allocations DPD provides an opportunity to provide an up to date set of policies at the earliest opportunity so this option was presented to Members when they were making decisions about the way forward for the development plan and was their preferred way forward. The approach to the development plan is described further in section 6.1.

6.4.5 Parking Standards Policy

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

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

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

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

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

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

6.4.6 Sandleford Park Policy

New evidence has come forward regarding infrastructure at Sandleford Park, and as a result the Supplementary Planning Document supporting the Core Strategy policy has been updated. At the preferred options stage it was anticipated that the existing Core Strategy policy would be updated to take into account this new evidence and to require a single masterplan to ensure that the site came forward in a comprehensive manner. However, in light of the expected timing of the planning application for the site, there was a necessity to provide this guidance more speedily. Following legal advice, it was decided to update the Supplementary Planning Document (SPD) for the site, rather than amend the policy through the DPD process. Consultation on the updated SPD took place from 12th December 2014 to 30th January 2015. The updated SPD was adopted by the Council on 3rd March 2015. The original SPD was subject to screening to determine whether an SA was required. This was revised in light of the amendments to the SPD and the amendments were not considered to change the outcome of the screening opinion. The SPD to guide development of the site was adopted on 3rd March 2015 and has weight as a material consideration in the planning process.

Two options were considered at preferred options, while both were considered as reasonable alternatives at preferred options, neither were taken forward in light of the updated SPD.

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

6.5 Assessment of Options

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

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

- Effect – What is the overall sustainability impact on the SA objectives?
- Likelihood – How likely is it that the effect will actually occur?

- Scale – What is the potential scale of the effect, considering the geographical area and size of the population likely to be affected?
- Duration - Are the potential effects likely to be permanent or temporary?
- Timing – Are the potential effects short, medium or long term?

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

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

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

7 Appraisal

All the objectives have been used for the policies (countryside policies, parking policy). For the housing and Gypsies, Travellers and Travelling Showpeople sites not all objectives have been used as many of the objectives give exactly the same outcome for all housing sites. As a result the following objectives and sub objectives have not been included in the housing site assessments:

7.1 Approach to Site Allocations

Four options for the approach to Site Allocations were assessed.

Table 13 Summary of SA/SEA of Approach to Site Allocations			
Approach Option	Summary of SA/SEA of site	Summary of effects	Recommendation
Option 1 Prepare Site Allocation and Delivery DPD, undertake SHMA and follow up with new Local Plan	Overall the site is likely to have a positive effect on sustainability. The SA/SEA highlights two significant positive sustainability effects in terms of delivering new housing. This option has a number of positive sustainability impacts as the DPD would include a wide range of policies. These would include aiming to focus development in sustainable locations where walking, cycling and public transport options are available and where there are a range of local services and facilities easy accessible. Policies included within the plan would aim to reduce or neutralise any negative or uncertain sustainability impacts. This option does have a significantly positive effect on delivery of new homes, as it looks to allocate sites for development in the short time, and following the SHMA develop a Local Plan to allocated additional sites for development to meet the identified objectively assessed need of the District.	Effect: Predominantly positive Likelihood: High. Scale: District Wide Duration: Permanent Timing: Short Term with longer term plan for new Local Plan.	Option is not to be taken forward
Option 2 Prepare Housing Site Allocations	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA highlights two significant positive sustainability effects in terms of delivering new housing. This option aims to allocate sites in the short term under the framework set out in the	Effect: Predominantly neutral Likelihood: High	Option is not to be taken forward

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

The SA/SEA indicates that options 1 and 4 will have a predominantly positive impact on sustainability. Options 1, 2, and 3 are shown to have a significantly positive impact on sustainability due to the quicker allocation of sites for housing. While these options would not fully meet the Council's

objectively assessed need, they would meet the short term need, with the new Local Plan meeting the medium and longer term need for housing identified in the SHMA. Option 4 would lead to a significant delay in the Council publishing a plan to allocate housing sites, which would be likely to result in a number of speculative planning applications coming forward. Therefore, this option is not considered to be the best option for the District, as it would result in a significant degree of uncertainty in relation to where new development will go.

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

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

7.2 Housing Site Selection

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

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

All of the site assessment forms, including the SA/SEA, are set out in appendix 9 in the same order as the settlements are discussed below. The tables below outline the findings of the site specific SA/SEAs and site selection information to detail whether or not the sites are recommended for being taken forward for allocation as well as setting out the recommendation from the preferred options stage.

7.2.1 Newbury & Thatcham Spatial Area

7.2.1.1 Newbury

Newbury

Newbury is the main urban area within West Berkshire. It is the main focus for housing growth over the plan period with new housing development. Newbury is the main administrative centre for the district with a wide range of retail, employment, leisure and community services and facilities. The town is on the crossroads of the A34/M4, with a number of locally important roads and a railway station linking Newbury to Reading and London to the east and The West Country to the west. Bus services link many of the outlying villages to Newbury. A number of rivers and water courses flow through Newbury, with the River Kennet and Kennet and Avon Canal running through the centre of the town, the river Enborne to the south and the

river Lambourn entering the town to the north west and reaching its confluence with the River Kennet to the east of the town. The areas immediately adjacent to these water courses are within flood zone 2 or 3. Much of the north of Newbury is within a groundwater emergence zone.

There are a number of important environmental and heritage assets within Newbury. The Rivers Lambourn and Kennet are both SSSIs and there are a number of local wildlife sites to the north and south of the town. To the west of Newbury is the site of the First Battle of Newbury and to the south of Newbury lies the Registered Park and Garden of Sandford Priory. Both of these heritage assets are listed in Historic England’s Heritage at Risk Register due to the threat from development.

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

Preferred Options consultation responses:

- [Newbury \(general\) – 3 responses](#)
- [NEW012 – 11 responses](#)
- [NEW042 – 76 responses](#)
- [NEW045 – 70 responses](#)
- [NEW047D – 36 responses \(1 inadmissible\)](#)
- [NEW104 – 8 responses](#)
- [NEW106 – 142 responses](#)
- [Newbury rejected sites – 24 responses](#)
 - [NEW001 – 3 responses](#)
 - [NEW010 – 3 responses](#)
- [Newbury rejected sites \(cont.\)](#)
 - [NEW019 – 1 response \(relating to NEW031A/B\)](#)
 - [NEW031A/B – 13 responses](#)
 - [NEW047A – 1 response](#)
 - [NEW047B – 1 response](#)
 - [NEW047C – 1 response](#)
 - [NEW057 – 1 response](#)
 - [NEW103 – 1 response](#)
 - [NEW105 – 2 responses](#)
 - [NEW121/121A/122 – 1 response](#)
 - [RUR193 – 1 response](#)

Table 14 Summary of Newbury Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site.
NEW001 Land at Long Lane, Newbury 140_2	Overall the site is likely to have a neutral effect on sustainability, although the SA/SEA does highlight a significantly negative effect on all elements of sustainability due to the flood risk on the site. Flood risk gives a significant negative impact on sustainability on this site. While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham	The site is not recommended for allocation. The site is at significant risk from surface water flooding, with a history of flooding impacting on the adjacent road, cemetery and properties to the	The site is not recommended for allocation. No additional information submitted at preferred options that would resolve the concerns previously raised regarding

Table 14 Summary of Newbury Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site.
<p>dwelling (4.72ha at 30dph)</p>	<p>is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative impacts on sustainability from development on this site. Development would change the character of the landscape and built environment as development is not adjacent to existing residential development. Development would also lead to the loss of grade 2 agricultural land, which would have a negative impact on environmental sustainability.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>	<p>spatial area Duration: Permanent Timing: Short to Long term</p>	<p>south.</p>	<p>flooding.</p>
<p>NEW008</p> <p>Land adjoining Mencap Respite Centre, Pinchington Lane, Newbury</p> <p><5-4 dwellings</p>	<p>Overall the site is likely to have a neutral effect on sustainability, although the SA/SEA does highlight a significantly negative effect on environmental sustainability due to the presence of a great crested newts breeding pond.</p> <p>The great crested newts breeding pond on this site means that development would have a significant negative impact on environmental sustainability. The site is close to local service and facilities within Newbury and at the retail park which give good opportunity for walking, cycling and public transport, all of which would have a positive impact on sustainability. Flood risk on the site means that there could be a negative impact on sustainability. Mitigation measures could be introduced to minimise this impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>The site is largely taken up by a breeding pond for great crested newts.</p>	<p>The site is not recommended for allocation.</p> <p>No additional information submitted at preferred options that would resolve the concerns previously raised regarding great crested newts.</p>
<p>NEW010</p>	<p>Overall the site is likely to have a neutral effect on sustainability, although the SA/SEA highlights a</p>	<p>Effect: Predominantly</p>	<p>The site is not recommended for allocation.</p>	<p>The site is not recommended for allocation.</p>

Table 14 Summary of Newbury Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site.
<p>Land at Long Lane, Newbury</p> <p>85 dwellings (2.8ha at 30dph)</p>	<p>significantly negative effect on all elements of sustainability due to the flood risk on the site. Flood risk gives a significant negative impact on sustainability on this site.</p> <p>While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative impacts on sustainability from development on this site. Development would change the character of the landscape and built environment as development would extend into the rural approach to Newbury. Development would also lead to the loss of grade 2 agricultural land, which would have a negative impact on environmental sustainability. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>	<p>neutral</p> <p>Likelihood: High</p> <p>Scale: Newbury and Thatcham spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>There is a significant risk of and history of flooding on the site, impacting on the road, NEW001 and properties to the south of NEW001.</p>	<p>No additional information submitted at preferred options that would resolve the concerns previously raised regarding flooding.</p>
<p>NEW011</p> <p>Land adjacent to Oxford Road, Newbury</p> <p>253 dwellings (0.75ha at 30dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability, although the SA/SEA highlights a significantly negative effect on all elements of sustainability due to the flood risk on the site.</p> <p>Flood risk gives a significant negative impact on the sustainability of the site. While mitigation measures could be considered it is unlikely that these could fully mitigation the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative sustainability impacts from development on this site. The site is adjacent to a SSSI and SAC, while being within a LWS, making the site very sensitive in terms of biodiversity. Significant mitigation would be required to reduce this impact. Development of the site would have the potential to link</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Newbury and Thatcham spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>There is a significant risk of and history of flooding on the site. The site is also sensitive in terms of ecology, within a Local Wildlife Site and adjacent to a SAC and SSSI.</p>	<p>The site is not recommended for allocation.</p> <p>No additional information submitted at preferred options that would resolve the concerns previously raised regarding flooding.</p>

Table 14 Summary of Newbury Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site.
	Newbury and Donnington, impacting on the integrity of Donnington. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.			
NEW012 Land north of Newbury College, Monks Lane, Newbury 23 dwellings (0.78ha at 30dph) 15 dwellings	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities giving opportunities for walking, cycling and the use of public transport all of which will help to promote active healthy lifestyles. The location of the site close to the A339 means that the impact of air quality on the site would need to be considered. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. The site is well related to the existing settlement, close to local services and facilities within good links (walking, cycling and public transport) into Newbury town centre.	The site is recommended for allocation. No additional information submitted or comments received through the consultation at preferred options to change the recommendation. Site area reduced by site promoter as a pub has been built on part of the site.
NEW019 Land at Sandpit Hill / Andover Road, Newbury 195 dwellings (6.5ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is some distance from facilities within Newbury Town Centre, although there are local facilities within Wash Common. Opportunities for use of public transport are currently limited, although there is potential for improvements alongside the development at Sandleford. Flooding is an issue on the southern part of the site, and could impact on sustainability without appropriate mitigation measures. The site is within an area designated as a UKBAP Woodland and Grassland and mitigation measures would need to be provided to limit the negative impact on environmental sustainability. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site is close to the strategic site allocation of Sandleford Park, and therefore, it is considered that this part of Newbury should not have further development of this scale in the short to medium term. The site is some distance from services and facilities within Newbury Town Centre, with limited public transport opportunities.	The site is not recommended for allocation. No additional information submitted or comments received through the consultation at preferred options that would resolve the concerns previously raised.

Table 14 Summary of Newbury Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site.
	development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.			
NEW031 Land at Shaw, West and East of the A339. 550 49 dwellings (1.83ha at 30dph)	Overall the site is likely to have a negative effect on sustainability. The site scores positively in terms of access to services and facilities and potential opportunities for public transport and active travel. However, there are a number of negative sustainability impacts in terms of ecology and environmental impacts, air quality and noise and potential impacts on the historic environment and landscape character of the area. There are limited mitigation measures that would be able to significantly reduce this impact. The site also has a risk of flooding and evidence of standing water during Jan/Feb 2014 which would also have an impact on sustainability. Flood mitigation could be provided which would reduce this impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly negative Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site needs to be considered as a strategic site, which is outside the scope of the Housing Site Allocations DPD.	The site is not recommended for allocation. No additional information submitted or comments received through the consultation at preferred options that would resolve the concerns previously raised.
NEW032 The Bungalow, Shaw Farm Road 8 dwellings (0.25ha at 30dph) <5 dwellings	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities and local public transport services, with opportunities for walking and cycling which will have a positive impact on sustainability. There are a number of unknown impacts, including potential for protected species on the site, which if found, could lead to a negative impact on environmental sustainability. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The small size of the site means and existing development on the site means that it is not suitable to be considered for allocated. The site will be considered as part of the settlement boundary review.	The site is to be included within the settlement boundary. Much of the site is already developed, and meets the settlement boundary review criteria.
NEW040	Overall the site is likely to have a neutral effect on	Effect:	The site is not recommended	The site is not recommended

Table 14 Summary of Newbury Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site.
Land south of Kimbers drive, Speen 10 dwellings (0.33ha at 30dph)	sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is easily accessible by public transport, walking and cycling and in close proximity to open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. There would be a negative impact on the character of the landscape as the site is in an area of medium / high landscape sensitivity and in a Local Wildlife Site, which would be a negative impact on environmental sustainability. Some mitigation measures could be introduced to reduce the impact on the landscape and information would need to be provided as to why the LWS could be destroyed. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	for allocation. The site is sensitive in terms of biodiversity and impact on the landscape character of the area means that the site is not considered suitable for allocation. Availability of the site has not been confirmed.	for allocation. No additional information submitted or comments received at preferred options that would resolve the concerns previously raised.
NEW042 Land at Bath Road, Speen 104-100 dwellings (3.45ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is easily accessible by public transport, walking and cycling and with close proximity to open countryside and local sports facilities to help promote a healthy active lifestyle all of which will have a positive impact on sustainability. Part of the site is currently used as allotments which would need to be retained or relocated should the site be developed, or there would be a negative impact on environmental sustainability. The site previously encompassed allotment areas, however in line with the new scheme the allotments would no longer be developed. Two rights of way cross the site, and if they were not protected there could be a negative impact on social sustainability. The site's proximity to the A34 means that there could be issues of air or noise pollution, with a consequential impact on sustainability unless suitable mitigation measures are provided. The development of the site for housing will have a neutral effect on economic	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. The site is well related to Newbury, close to local services and facilities. There are no significant issues with the site.	The site is recommended for allocation. No additional information submitted at preferred options or comments received through the consultation to change the recommendation. The allotments are now to be retained in situ, following comments received at preferred options. Landscape Assessment work carried out at preferred options provides further details as to the area of the site suitable for development.

Table 14 Summary of Newbury Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site.
	sustainability.			
NEW045 Coley Farm, Stoney Lane, Ashmore Green 75 dwellings	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities, with opportunities for walking and cycling and good access to the countryside. All of these aspects have a positive impact on sustainability. There are potential negative impacts on environmental sustainability due to the rural location of the site and potential impact on the landscape. Mitigation measures would reduce this impact, by providing appropriate landscaping. It is considered that with regard to biodiversity on the site, appropriate measures would mitigate any negative impact. The development of the site for housing will have a neutral effect on economic sustainability.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. The site is well related to existing residential development in Newbury, close to local services and facilities. The site is not at risk from flooding.	The site is recommended for allocation. No additional information submitted at preferred options or comments received through the consultation to change the recommendation.
NEW047B South East Newbury 69 dwellings (2.29ha at 30dph) 30 dwellings	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is well related to existing development both to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of medium/high landscape sensitivity and so there could be a negative impact on environmental sustainability should development take place. Careful design and landscaping mitigation measures could reduce this impact. The site is adjacent to ancient woodland and may have protected species on the site, both of which could be negatively affected by development, impacting negatively on sustainability. Appropriate mitigation measures, including buffers and maintenance of a green corridor between the site and Newbury Racecourse would help to mitigate the impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and	Summary of effects: Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. Development of the site would have an impact on the character of the landscape. Is less well related to Newbury than other sites in this group.	The site is recommended for allocation. There are no significant issues on the site that cannot be resolved through sensitive design. At preferred options the site promoter submitted proposals for a reduced development potential on the site. The site, when developed together with NEW047C and D has the potential to be delivered holistically, with significant open space provision, retained in perpetuity.

Table 14 Summary of Newbury Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site.
	business development in the longer term.			
<p>NEW047C</p> <p>South East Newbury</p> <p>84 dwellings (2.8ha at 30dph) 65 dwellings</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is well related to existing development to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of medium/high landscape sensitivity and so there could be a negative impact on environmental sustainability should development take place. Careful design and landscaping mitigation measures could reduce this impact. The site is adjacent to ancient woodland, and may have protected species on the site, both of which could be negatively affected by development, impacting negatively on sustainability. Appropriate mitigation measures, including buffers and maintenance of a green corridor between the site and Newbury racecourse would help to mitigate the impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>	<p>Summary of effects:</p> <p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Newbury and Thatcham spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>Development of the site would have an impact on the character of the landscape. The site has views over the whole of Newbury. Other sites in Newbury considered more appropriate for development.</p>	<p>The site is recommended for allocation.</p> <p>There are no significant issues on the site that cannot be resolved through sensitive design.</p> <p>At preferred options the site promoter submitted proposals for a reduced development potential on the site, indicating that development would be restricted to the lower part of the site.</p> <p>The site, when developed together with NEW047B and D has the potential to be delivered holistically, with significant open space provision, retained in perpetuity.</p>
<p>NEW047D</p> <p>South East Newbury</p> <p>146 140-160 dwellings (3.87ha at 30dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is well related to existing development both to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of low/medium landscape sensitivity and so it is unlikely that there would be an impact on sustainability, especially with mitigation measures introduced. There are great crested newts on the site, which without adequate protection and green corridors would mean development would have a negative impact on sustainability.</p>	<p>Summary of effects:</p> <p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Newbury and Thatcham spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short</p>	<p>The site is recommended for allocation.</p> <p>The site is well related to existing development in Newbury and close to local services and facilities. Two areas of the site are promoted for development, which leave a wildlife corridor and maintain a gap between Newbury and Greenham.</p>	<p>The site is recommended for allocation.</p> <p>No additional information submitted at preferred options to change the recommendation; however the wider scope of the site has been reconsidered as a whole.</p> <p>The majority of the site would be retained in perpetuity as a wildlife corridor/public open space to maintain a gap</p>

Table 14 Summary of Newbury Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site.
	A small area of the site is at risk from surface water flooding, but with appropriate mitigation the potential negative impact should be mitigated. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	to Long term		between Newbury and Greenham. The site, when developed together with NEW047C and B has the potential to be delivered holistically, with significant open space provision, retained in perpetuity.
NEW051 Foxglove House, Love Lane, Donnington 40 dwellings (0.34ha at 30dph) <5 dwellings	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. There are a number of positive impacts on sustainability as the site is close to local services and facilities, with good opportunities for walking, cycling and public transport. Part of the site is allotments, which if developed would have a negative impact on sustainability. The proposals indicate that the allotments will be retained, meaning that the impact on sustainability should be neutralised. The site is within a groundwater emergence zone, although there is no history of flooding on the site. Flooding can impact negatively on sustainability, but with appropriate mitigation measures this impact can be reduced. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site is well related to existing residential development in Newbury. The size of the site means that it could be included in the settlement boundary, rather than allocated as a site for development. The site will be considered as part of the settlement boundary review.	The site is to be included within the settlement boundary. Part of the site, excluding the allotments, meets the settlement boundary review criteria and therefore, will be included within the settlement boundary.
NEW054 The Vicarage, Greyberry Copse Road, Newbury	Overall the site is likely to have a neutral effect on sustainability, although the SA/SEA highlights a significantly negative effect on environmental sustainability due to the archaeological potential on the site. There would be a significant negative impact on environmental sustainability due to the impact on heritage assets of development on this site. The site is well related to	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area	The site is not recommended for allocation. Archaeology on the site is a major constraint to development. Impact on the adjacent listed building and archaeology would be significant.	The site is not recommended for allocation. No additional information submitted at preferred options that would resolve the concerns previously raised.

Table 14 Summary of Newbury Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site.
11 dwellings (0.36ha at 30dph)	local services and facilities, with opportunities for walking and cycling, giving a positive impact on all elements of sustainability. There are uncertain effects on the character of the landscape, as without landscaping mitigation there could be a negative impact on the character of the landscape. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Duration: Permanent Timing: Short to Long term		
NEW103 Sanfoin Cottage, Garden Close Lane, Newbury 90 dwellings (3ha at 30dph) <5 dwellings	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site will have positive impacts on sustainability as it is close to local services and facilities with opportunities for walking, cycling and public transport. There are a number of unknown impacts on sustainability due to the site's location adjacent to the Sandleford Park site. There is a risk of surface water flooding on the site, but with mitigation measures the potential negative impact on sustainability should be neutralised. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site is adjacent to the Sandleford Park strategic site. Significant development has already been allocated to his area. Access to the site is a concern as additional land from third parties would be required to provide a suitable access, which could impact on deliverability, unless access is provided from Sandleford Park.	The site is to be included within the settlement boundary. Access to the site is via a private road, the site promoter has revised the development potential on the site to less than 5 dwellings, to allow for access to be provided without improvements change the private drive into an adoptable road. The site is adjacent to the strategic site of Sandleford Park, and will be included within the settlement boundary, as reviewed for Sandleford Park.
NEW104 Land at Warren Road, Newbury	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. It is close to local services and facilities within Wash Common and would benefit from the neighbouring development at Sandleford Park all of which have a positive impact on sustainability. The site is greenfield could have a	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham	The site is recommended for allocation. The site is well related to existing development and is a small site adjacent to Sandleford Park.	The site is to be included within the settlement boundary. Following the preferred options and a review of the development potential of the site, the site is considered too

Table 14 Summary of Newbury Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site.
40 dwellings (0.32ha at 30dph) <5 dwellings	negative impact on environmental sustainability. Mitigation measures should be able to reduce the impact on the environment. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	spatial area Duration: Permanent Timing: Short to Long term		small to be an allocated site. The site will now be included within the settlement boundary, as reviewed for Sandford Park
NEW105 Land at Yates Copse, Newbury 45 dwellings (1.5ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities, with opportunities for walking and cycling and good access to the countryside. All of these aspects have a positive impact on sustainability. There are potential negative impacts on environmental sustainability due to the rural location of the site and potential impact on the landscape, and as a result of flood risk on the site. Mitigation measures would help to mitigate this impact, by providing appropriate landscaping and flood mitigation through SUDs. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. Development of this site in addition to NEW045 is considered overdevelopment of the area. NEW045 was considered to be better related to the existing settlement than this site. There is potential to impact on Yates Copse area of ancient woodland.	The site is not recommended for allocation. No additional information submitted or comments received at preferred options that would resolve the concerns previously raised. A revised site area was promoted through the preferred options, but this area is already within the existing settlement boundary, and the site area proposed would not allow for appropriate buffers to the ancient woodland and an access road into the site.
NEW106 Land at Moor Lane Depot, Hill Road, Moor Lane, Speen 42 40 dwellings (1.04ha at 40dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA highlights significantly positive impacts in terms of sustainability due to the location of the site giving good opportunities for sustainable modes of travel and access to local services and facilities. The site's location very close to Newbury town centre means that it scores significantly positive in terms of opportunities for sustainable modes of travel and therefore, on sustainability. The site is close to local services and facilities, with easy access to the countryside for supporting active healthy lifestyles, all of which impact positively on sustainability. The	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. The site is well related to Newbury Town Centre, close to local services and facilities, with good opportunities for walking and cycling as well as public transport.	The site is not recommended for allocation. The site promoter has been unable to demonstrate the ability to achieve suitable, adequate highway access (sightline and gradient are of particular concern). For these reasons the site is not being proposed to be taken forward for allocation as it is not been proven to be deliverable.

Table 14 Summary of Newbury Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site.
	area is at risk from ground and surface water flooding, which without appropriate mitigation could have a negative impact on sustainability. Unless the required highway improvements can be made there could potentially be a negative impact on social sustainability due to safety concerns. It is likely that with regard to biodiversity on the site, appropriate measures would mitigate any negative impact. The development of the site for housing would have a neutral effect on economic sustainability.			
NEW108 Land at Wildwoods, Kendrick Road, Wash Common 70 69 dwellings (2.3ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. There are no positive impacts from this site as it is some distance from local services and facilities, with limited opportunities for walking, cycling and using public transport. There are a number of uncertain impacts as the site is poorly related to existing residential development. Development could have a negative impact on environmental sustainability without appropriate mitigation and buffers. The site is within a surface water flood risk area, which could have a negative impact on sustainability without appropriate mitigation measures. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site is poorly related to the existing settlement boundary and would require development at Sandleford Park to take place before it was adjacent to residential development. The site is largely wooded with many of the trees being protected by TPOs.	The site is not recommended for allocation. No additional information submitted at preferred options that would resolve the concerns previously raised.

Site selection summary

[No significant changes have been made to the SA/SEA assessment itself as a result of the consultation; however comments have provided further information about the sites which has helped to refine the details of the sites proposed for allocation.](#)

[Of the 21 sites considered, six sites were considered to have either a significantly negative impact on at least one element of sustainability \(NEW001 / NEW008 / NEW010 / NEW011/ NEW054\), or a predominantly negative impact on sustainability overall \(NEW031\). Therefore, these sites are not recommended for allocation.](#)

Of the remaining sites, none are anticipated to have a significantly negative impact on sustainability. There are a number of positive and negative sustainability impacts predicted, which have been used to determine whether a site is suitable to be taken forward for allocation. In some cases, a negative sustainability impact means that a site is considered less suitable for development than other sites available. As a result of the SA/SEA and site selection process, and following comments received from the preferred options consultation six sites are recommended for allocation in Newbury.

NEW012 and is recommended for allocation as the SA/SEA does not indicate any potential negative sustainability effects, but does give a number of positive effects due to the proximity of the site to local services and facilities.

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

NEW045 and **NEW105** are two sites to the north east of Newbury. There is no significant difference between the two sites in terms of the SA/SEA; the only difference between the two sites is the NEW105 is within a surface water flood risk area and adjacent to an ancient woodland (Yates Copse) and critical drainage area. NEW045 has been recommended for development, over NEW105 as NEW045 is considered to be better related to the existing residential development, without the potential effects on sustainability that could occur as a result of being adjacent to ancient woodland and being within a surface water flood risk area. A reduced site area for NEW105 was promoted through the preferred options consultation, but this area is already within the settlement boundary, and when considering the buffers required for the ancient woodland the development potential on the site is limited.

A group of sites were submitted to the south east of Newbury (**NEW047**). At preferred options ~~Only one of these sites (area D) has been~~ was recommended for allocation, although the SA/SEA does not show any ~~there is no~~ discernible difference between the sites ~~based on the SA/SEA~~. All the sites have protected species on the site, which, without appropriate mitigation measures, would lead to a negative impact on environmental sustainability. Only part of each of the sites has been proposed for development, maintaining a green corridor between the sites and Newbury Racecourse. Following the preferred options sites B and C are now recommended for allocation, to help provide additional flexibility in the housing numbers allocated through the DPD and enable the sites to be masterplanned as a whole. Development of the sites will result in the 'undeveloped' areas being retained as public open space/wildlife corridors in perpetuity. This will result in improved public access to open space in the area.

NEW106 was recommended for allocation at preferred options as the SA/SEA did not highlight any potential negative sustainability effects. Concern was raised regarding access and the highway impact as a result of development on the site, this was also raise as a significant issue through the preferred options consultation. Additional information was sought from the site promoters to ensure deliverability of the site, in terms of delivering appropriate access, but the information has not been forthcoming, and therefore, the site is no longer recommended for allocation.

The SA/SEA highlights that of the 21 sites considered; one site was highlighted as having a predominantly negative impact on sustainability, five sites are predicted to have a predominantly neutral impact, but are also shown to have a significant negative impact on sustainability.

NEW001, NEW010 and NEW011 are all at risk from and have a history of flooding which has led to flooding of neighbouring residential areas, even within potential mitigation measures it is not considered appropriate to allocate these sites for residential development.

NEW008 is a small site which contains a great crested newt breeding pond. Development of the site would be likely to cause harm to these protected species impacting on environmental sustainability and therefore, the site is not recommended for allocation.

NEW031, is made up of two parcels of land, separated by the A339. ~~was~~ Originally the site was promoted through the Core Strategy as a strategic site. The site is being promoted as a whole for approximately 500 dwellings, with potential for an additional 300 in a future phase. The Council have calculated a development potential of ~~has potential for~~ approximately 550 dwellings, which is still considered to be strategic in nature and therefore, the site is not considered suitable for allocation at this stage. There are ~~both~~ a number of positive and negative sustainability effects from the site. To overcome the negative impacts, which include, impacting on the character of Donnington, highways, flooding and biodiversity, ~~would require~~ significant amount of mitigation would be required. There is also concern regarding the ability of a site split into two sections by a main road to deliver a cohesive community. All of which mean that it is not considered appropriate to recommend the site for allocation. to reduce the impact. A planning application has been received for the site for 401 dwellings, a local centre, primary school, open space, landscape and associated highway works. In addition to being contrary to policy there are a number of significant highways concerns which have not been resolved.

NEW054 contains a number of archaeological features, development would lead to a negative impact on the heritage assets of the district, and therefore the site is not considered appropriate for development. While all the sites have good access to local services and facilities within Newbury, these negative impacts are seen to outweigh the positive sustainability impacts of the sites and as a result the site is not recommended for allocation.

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

~~Of the remaining sites, the SA/SEA does not highlight any significant differences between the sites. Not all sites are required in Newbury to meet the remaining Core Strategy requirement,~~

NEW019 is also adjacent to Sandleford Park, but is located further from local services and facilities, giving a greater distance required for walking or cycling, and with a limited bus service passing near to the site. The SA/SEA does not give this site any positive effects on sustainability, the effects are either neutral, uncertain or negative, and as a result the site is not recommended for allocation.

NEW103 and NEW108 are is adjacent to Sandford Park strategic site, and it was considered that development at Sandford Park would need time to consolidate into the community without additional development. NEW108- The site is largely wooded, with many of the trees protected by TPOs. Removal of the woodland would have a negative impact on environmental sustainability, strengthening the case that this site should not be allocated for development.

Following the preferred options, two sites (NEW103 and NEW104) are now recommended for inclusion within the settlement boundary, both sites are adjacent to the Sandford Park strategic site. NEW103 was a rejected site at the preferred options stage due to concerns over access as a result of access being from a private driveway. At preferred options the development potential of the site was reduced to five dwellings, which is acceptable to be accessed from a private driveway, and therefore, the site is recommended for inclusion within the settlement boundary, as part of the boundary review around Sandford Park. NEW104 was considered for allocation at preferred options, however, a review of the development potential of the site shows that the site would be more suitable for inclusion within the settlement boundary, than as an allocated site. Neither site have any significant negative sustainability effects, the only negative effects are that both sites are Greenfield, and NEW103 is within a surface water flood risk area, although there is no history of flooding on the site, and the risk could be mitigated against with SUDs.

~~Both sites had additional issues that would have needed to be resolved, access to NEW103 would require upgrading of a private road (Garden Close Lane) to adoptable standards, or access to come from Sandford Park, while NEW104 is a small site adjacent to Sandford Park. As the site is small it was recommended for including within the settlement boundary. When discussed with members of the Planning Policy Task Group they asked that the site be a preferred option for allocation, to improve the chances of deliverability. The only negative sustainability effect for the site is that it is a greenfield site, the other effects are either positive, neutral or uncertain.~~

~~NEW047D has been recommended for allocation over sites B and C as the areas proposed for development are better related to the existing residential development and closer to local services and facilities at Newbury Retail Park. Areas B and C are used by members of the public as local amenity space and have views over Newbury, which if lost would potentially have a negative impact on all elements of sustainability~~

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

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

7.2.1.2 Thatcham

Thatcham is the second identified as a main urban area within West Berkshire, sitting within the Newbury and Thatcham spatial area. The Core Strategy identifies Thatcham as needing a period of consolidation following a significant period of growth in recent years. This means that through the

[plan-led system](#) Thatcham will only receive a limited amount of growth during this plan period. The A4 runs through the town, splitting it into two sections, north Thatcham and south Thatcham. A number of buses serve the town and it has a railway station.

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

[In addition to the SSSI, Thatcham Reeds Beds \(SAC\) and a Local Nature Reserve also lie to the south of the town.](#)

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

27 sites were promoted through the SHLAA process, with 11 assessed as potentially developable. [All sites promoted through the SHLAA were considered against site selection criteria, which resulted in most sites being automatically excluded in accordance with part A of the assessment. The remaining 9 sites were considered reasonable alternatives for development and so a SA/SEA was undertaken, along with part B of the site assessment, to inform the site selection work and subsequent selection of preferred options. The consultation on the preferred options and further technical work have informed which sites will be taken forward for allocation in the proposed submission DPD. In addition to the 9 remaining sites, 1 new site was submitted as part of the preferred options consultation and 1 site that was previously excluded was resubmitted. Both sites were appraised as reasonable alternatives resulting a total of 11 sites being considered.](#)

[The table below outlines the findings of the site specific assessments/SA/SEAs and details of whether or not the sites are being taken forward for allocation as well as outlining the recommendation from the preferred options stage.](#)

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

[Preferred Options consultation responses:](#)

- [THA004 – 1 response](#)
- [THA006 – 1 response](#)
- [THA007 – 2 responses](#)
- [THA008 – 2 responses](#)
- [THA009 – 2 responses](#)
- [THA011 – 2 responses](#)
- [THA014 – 1 response](#)
- [THA019 – 2 responses](#)
- [THA024 – 2 responses](#)
- [THA025 – 264 responses and 2 petitions with 600 and 170 signatures.](#)
- [THA027 – 1 response](#)
- [THA028 – 4 responses](#)
- [General – 3 responses](#)

Table 15 – Summary of Thatcham Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>THA006</p> <p>Land at Lower Way Farm, Thatcham</p> <p>50 dwellings</p>	<p>Overall the effect on sustainability will be predominantly neutral and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities with opportunities for walking, cycling and use of public transport, which could have a positive effect in terms of sustainability. The site is adjacent to the sewage treatments works, which could negatively impact upon the air quality. There is also the potential for an impact on noise levels, as well as soil and water quality given the close proximity to the treatment works. The majority of development on the site would take place on greenfield land which could negatively impact on the environmental sustainability of the site, and the sites proximity to the SSSI, SAC and Local Nature Reserve mean development on the site could have a negative impact on environmental sustainability. The site could also negatively impact upon the landscape character and built environment as the area provides an important open area which physically and visually separates Newbury from Thatcham. Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Newbury and Thatcham spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>This site was not appraised as a reasonable alternative at the preferred options stage.</p>	<p>The site is not recommended for allocation</p> <p>Flood Zones 2 and 3 are located on the southern part of the site, and as the EA have advised that development must be avoided in Flood Zones 2 and 3 this reduces the development capacity on the site. Development is constrained further by the presence of a rising main which runs along the northern part of the site. With a reduced development capacity it is considered that development (see concept plan submitted at Preferred Options stage) fails to reflect the existing settlement pattern and would not relate well to existing development on Lower Way.</p> <p>The Thatcham Landscape Sensitivity Study (LSS, 2009) identifies the site as being located within an area (Thatcham Lakes) which provides an important open area which physically and visually separates Newbury from Thatcham and it is considered that the development of this site would fail to reflect this principle and detract from the separate identities of the two settlements.</p> <p>In addition, the site is adjacent to sewage treatment works which is known to release a foul smell, especially in the summer months. It is considered that the location of the site, adjacent to the sewage treatment works would impact on the quality of life for future residents.</p> <p>The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of</p>

Table 15 – Summary of Thatcham Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
				<p>the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and, whilst this site is not large scale, it is considered that there are other sites within the town which are more suitable for allocation.</p>
<p>THA007</p> <p>Land at Harts Hill, Thatcham</p> <p>450 dwellings (15ha at 30dph)</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. The site is also in close proximity to employment opportunities and local services and facilities which will have a positive impact on economic and social sustainability. Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site, the impact on biodiversity and geodiversity and the impact on the character of both landscape and the built environment. Flood risk on the site would have a negative impact on all elements of sustainability, as the site is at risk from surface water flooding. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability. Development could have an impact on the landscape and change the character of the</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Newbury and Thatcham spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation</p> <p>The Core Strategy sets out that Thatcham only needs a small amount of development over the plan period. The potential on this site is much larger than required, and there are other smaller sites, that are considered more suited to development at this stage. Development on this site of Floral Way would change the character of the built environment, but moving residential development to the east of Floral Way.</p> <p>Availability of the site has not been confirmed.</p>	<p>The site is not recommended for allocation</p> <p>The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and it is considered that there are other sites within the town which are more suitable for allocation.</p> <p>It is considered that the principle of developing north of Floral Way is not acceptable at this stage and would be contrary to the Core Strategy. The Landscape Sensitivity Study</p>

Table 15 – Summary of Thatcham Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>built environment, which could have a negative impact on sustainability.</p>			<p>(2009) is clear that the area to the east of Thatcham provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban area and the AONB. The area is characterised by its open farmland with major blocks of woodland and undulating escarpment slopes. Settlement is sparse but the area is an important setting to north Thatcham.</p> <p>It is the Council's preferred approach, in accordance with the Core Strategy, to consider this area as a whole as part of a revised Local Plan, when the area can be holistically planned for ensuring infrastructure requirements can be delivered to meet the demand from new development, rather than large scale development occurring in a piecemeal manner.</p>
<p>THA008</p> <p>Land at Siege Cross, Thatcham</p> <p>353 dwellings (21. 11.76ha at 30dph)</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. The site is also in close proximity to employment opportunities and local services and facilities which will have a positive impact on economic and social sustainability. Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site, the impact on biodiversity and geodiversity and the impact on the character of both landscape</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Newbury and Thatcham spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation</p> <p>Only a small amount of development is required in Thatcham under the Core Strategy framework, development of this site would be out of keeping with this principle. This site should be considered as a strategic site. Development on this site of Floral Way would change the character of the built environment, but moving residential</p>	<p>The site is not recommended for allocation</p> <p>The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and it is considered that there are</p>

Table 15 – Summary of Thattham Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>and the built environment. In addition, tThere are protected species on the site, without appropriate mitigation measures development could have a negative impact on environmental sustainability. Flood risk on the site would have a negative impact on all elements of sustainability, as the site is at risk from surface water flooding. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability.</p> <p>Development could have an impact on the landscape and change the character of the built environment, which could have a negative impact on sustainability.</p>		development to the east of Floral Way.	<p>other sites within the town which are more suitable for allocation.</p> <p>It is considered that the principle of developing north of Floral Way is not acceptable at this stage and would be contrary to the Core Strategy. The Landscape Sensitivity Study (2009) is clear that the area to the east of Thattham provides a strong contrast to the more immediate urban form, providing an important setting to Thattham and rural transition zone between the urban area and the AONB. The area is characterised by its open farmland with major blocks of woodland and undulating escarpment slopes. Settlement is sparse but the area is an important setting to north Thattham.</p> <p>It is the Council's preferred approach, in accordance with the Core Strategy, to consider this area as a whole as part of a revised Local Plan, when the area can be holistically planned for ensuring infrastructure requirements can be delivered to meet the demand from new development, rather than large scale development occurring in a piecemeal manner.</p>
<p>THA011</p> <p>Land to the north of Bowling Green Road, Thattham</p> <p>225 dwellings (8.5ha at</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is well located for access close to some local services and facilities, although is some distance from the centre of Thattham. There are with opportunities for walking and cycling, all of which have a positive impact on sustainability, although car dependency is likely to be high given the limited public transport options and level of</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Newbury and Thattham spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to</p>	<p>The site is not recommended for allocation</p> <p>Only a small amount of development is required in Thattham under the Core Strategy framework, development of this site would be out of keeping with this principle.</p> <p>Development of the site</p>	<p>The site is not recommended for allocation</p> <p>The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thattham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thattham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the</p>

Table 15 – Summary of Thatcham Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
30dph)	<p><u>local services and facilities. Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site, impact on biodiversity and geodiversity and the impact on the character of both landscape and the built environment. Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.</u> Development of the site would alter the character of the built environment as development would be taking place on the opposite side of the road to existing residential development. This could have a negative impact on sustainability. There are a number of unknown impacts, relating to the impact on ecology and flood risk. Impacts on ecology and subsequent environmental sustainability should be able to be mitigated against with appropriate buffers and wildlife protections. The site is not officially within a flood zone, although it is on the edge of a critical drainage area. Surface water runoff caused significant flooding in Thatcham in 2007, therefore, there is a possibility that without appropriate mitigation measures flooding could occur impacting negatively on all elements of sustainability.</p>	Long term	would be out of keeping with the exiting development pattern, as there is currently no residential development to the north of Tull Way.	<p><u>existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and it is considered that there are other sites within the town which are more suitable for allocation.</u></p> <p><u>One of the strategic objectives for the Core Strategy is to ensure that development is planned in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment across the District. The Core Strategy notes that a key feature of even the larger settlements in West Berkshire is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided. New development therefore needs to be appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and context. Any scheme for a particular site would therefore need to be in accordance with policies CS14 and CS19 of the Core Strategy and the Quality Design SPD.</u></p> <p><u>Conserving and enhancing the distinctive landscape character of the AONB is given considerable weight when assessing sites for development. The Council has therefore ensured that sites within or within the setting of the AONB have been subject to a Landscape Sensitivity/Capacity Assessment (LSA/LCA). This is a consistent assessment carried out by the Council's landscape consultant to determine</u></p>

Table 15 – Summary of Thatcham Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
				<p><u>whether a site could be developed without causing harm to the natural beauty and special qualities of the AONB. The LCA (2015) for this site has concluded that development on the whole of this site would result in harm to the natural beauty and special qualities of the AONB. Cold Ash is an AONB settlement and although it has expanded southwards out of the AONB and down the slope towards Thatcham, it retains a distinctive separate identity. The development of the whole of this site would lead to the perception of a merging of the two settlements and would therefore have an adverse impact on the AONB settlement pattern.</u></p> <p><u>It is considered that the principle of developing north of Bowling Green Road, for a large scale development is not acceptable at this stage and would be contrary to the Core Strategy. It would lead to the perception of merging Cold Ash and Thatcham and would have adverse impact on the settlement pattern.</u></p> <p><u>It is the Council's preferred approach, in accordance with the Core Strategy, to consider this area as a whole as part of a revised Local Plan, when the area can be holistically planned for ensuring infrastructure requirements can be delivered to meet the demand from new development, rather than large scale development occurring in a piecemeal manner.</u></p>
<p>THA014 Land at Regency Park Hotel</p>	<p>Overall the site is likely to have a <u>predominantly</u> neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. <u>Whilst the site is close to some local services and</u></p>	<p>Effect: Predominantly neutral Likelihood: High</p>	<p>The site is not recommended for allocation The site is separated from the existing settlement</p>	<p>The site is not recommended for allocation The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that</p>

Table 15 – Summary of Thatcham Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>42 dwellings (1.4ha at 30dph)</p>	<p><u>facilities, it is some distance from the centre of Thatcham and relates poorly to the existing settlement. This has the potential to have a negative impact upon environmental sustainability. There are opportunities for walking and cycling and whilst public transport options are available these are limited and it is likely will lead to a high level of car dependency. The site is brownfield land which will have a positive impact on environmental sustainability. Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site and the impact on the character of both landscape and the built environment.</u></p> <p>The site is well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling, all of which have a positive impact on sustainability. Development of the site would alter the character of the built environment as development would be taking place on the opposite side of the road to existing residential development. This could have a negative impact on sustainability. There are a number of unknown impacts, relating to the impact on ecology and flood risk. Impacts on ecology and subsequent environmental sustainability should be able to be mitigated against with appropriate buffers and wildlife protections. The site is within a surface water flood area, surface water runoff caused significant flooding in Thatcham in 2007, therefore, there is a possibility that without appropriate mitigation measures flooding could occur impacting negatively on all elements of sustainability.</p>	<p>Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>pattern by Tull Way and is some distance from the centre of Thatcham. The site is at risk from flooding.</p>	<p><u>Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and it is considered that there are other sites within the town which are more suitable for allocation.</u></p> <p><u>Conserving and enhancing the distinctive landscape character of the AONB is given considerable weight when assessing sites for development. The Council has therefore ensured that sites within or within the setting of the AONB have been subject to a Landscape Sensitivity/Capacity Assessment (LSA/LCA). This is a consistent assessment carried out by the Council's landscape consultant to determine whether a site could be developed without causing harm to the natural beauty and special qualities of the AONB. The LCA has recommended that this site is not developed in isolation but as part of a larger scheme in conjunction with THA011 and THA027, creating a large scale development to the north of Thatcham.</u></p> <p><u>One of the strategic objectives for the Core Strategy is to ensure that development is planned in a way that ensures the protection and enhancement of the local distinctive</u></p>

Table 15 – Summary of Thatcham Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
				<p>character and identity of the built, historic and natural environment across the District. The Core Strategy notes that a key feature of even the larger settlements in West Berkshire is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided.</p> <p>It is considered that the principle of developing north of Bowling Green Road, for a large scale development is not acceptable at this stage and would be contrary to the Core Strategy. It would lead to the perception of merging Cold Ash and Thatcham and would have adverse impact on the settlement pattern.</p> <p>It is the Council's preferred approach, in accordance with the Core Strategy, to consider this area as a whole as part of a revised Local Plan, when the area can be holistically planned for ensuring infrastructure requirements can be delivered to meet the demand from new development, rather than large scale development occurring in a piecemeal manner.</p>
<p>THA019</p> <p>Land at Little Copse, off Cold Ash Hill and Lawrence's Lane</p> <p>72 dwellings (2.4ha at 30dph)</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is well located for access to local services and facilities, although is some distance from the centre of Thatcham, and relates poorly to the existing settlement. This has the potential to have a negative impact upon environmental and social sustainability. There are with opportunities for walking and cycling and whilst public transport options are available these are limited and it is</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Newbury and Thatcham spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation</p> <p>Half of the site is required for flood alleviation works as part of the Thatcham flood alleviation scheme. The remainder of the site is poorly related to the existing settlement pattern of Thatcham. Flood risk on the site is high.</p>	<p>The site is not recommended for allocation</p> <p>The site, although close to some local services and facilities, is poorly related to the existing settlement and would result in the encroachment of development towards Cold Ash.</p> <p>One of the strategic objectives of the Core Strategy is to ensure that development is planned in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and</p>

Table 15 – Summary of Thatcham Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>A new proposal was submitted for 25 dwellings (approx. 1.4ha) at Preferred Options stage</p>	<p>likely will lead to a high level of car dependency. Development of the site would have a negative impact on both the landscape character and the character of the built environment. There would also be an impact on the identity of settlements as development would expand Thatcham to the north, encroaching upon Cold Ash. Development is likely to negatively impact on the environmental sustainability as the site is adjacent to a Local Wildlife Site.</p> <p>all of settlement pattern. This could have a negative impact on sustainability. Appropriate mitigation, including buffers would be needed on the site to ensure there was not a negative impact on ecology and environmental sustainability. Flood risk on the site would have a negative impact on all elements of sustainability, as the site is at risk from surface water flooding. Part of the site is required as part of the Thatcham flood alleviation works, meaning development on this part of the site would not be appropriate. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability.</p>		<p>Only a small amount of development is required in Thatcham under the Core Strategy framework, other sites within the town are considered more appropriate for development.</p>	<p>natural environment across the District. The Core Strategy notes that a key feature of even the larger settlements in West Berkshire is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided. The development of this site would lead to the perception of a merging of the two settlements and would therefore have an adverse impact on the settlement pattern.</p> <p>The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally.</p> <p>In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and, although this site is not large scale, it is considered that there are other sites within the town which are more suitable for allocation.</p>
<p>THA024 Land at Harts Hill Farm, Thatcham</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Newbury</p>	<p>The site is not recommended for allocation The Core Strategy sets out that Thatcham only needs a small amount of</p>	<p>The site is not recommended for allocation The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than</p>

Table 15 – Summary of Thatcham Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>252 dwellings (8.4ha at 30dph) 138 dwellings (4.6ha at 30dph)</p>	<p>highlight any significant sustainability effects. Whilst the site is well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling, all of which will have a positive impact on sustainability. The site is also in close proximity to employment opportunities and local services and facilities which will have a positive impact on economic and social sustainability. There are opportunities for walking and cycling, although public transport options adjacent to the site are limited. This means that there is a neutral impact on sustainability in terms of transport. There are protected species on the site, and without appropriate mitigation there would be negative impact on sustainability. Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site, the impact on biodiversity and geodiversity and the impact on the character of both landscape and the built environment. Flood risk on the site would have a negative impact on all elements of sustainability, as the site is at risk from surface water flooding. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability. Development would change the character of the built environment in this part of Thatcham, with a potential negative impact on social and environmental sustainability. The site is at risk from surface water flooding, with two water courses flowing through the site. Without flood mitigation and SUDs there is potential for a negative impact on sustainability.</p>	<p>and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>development over the plan period. The potential on this site is much larger than required, and there are other smaller sites, that are considered more suited to development at this stage.</p> <p>Development on this site of Floral Way would change the character of the built environment, by moving a significant amount of residential development to the north east of Floral Way.</p>	<p>other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and it is considered that there are other sites within the town which are more suitable for allocation.</p> <p>It is considered that the principle of developing north of Floral Way is not acceptable at this stage and would be contrary to the Core Strategy. The Landscape Sensitivity Study (2009) is clear that the area to the east of Thatcham provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban area and the AONB. The area is characterised by its open farmland with major blocks of woodland and undulating escarpment slopes. Settlement is sparse but the area is an important setting to north Thatcham.</p> <p>It is the Council's preferred approach, in accordance with the Core Strategy, to consider this area as a whole as part of a revised Local Plan, when the area can be holistically planned for ensuring infrastructure requirements can be delivered to meet the demand from new development, rather than large scale development occurring in a piecemeal manner.</p>

Table 15 – Summary of Thattham Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>THA025</p> <p>Land at Lower Way, Thattham</p> <p>87</p> <p>Approximately 85 dwellings (2.9ha at 30dph)</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is well related to the existing settlement, close to local services and facilities with a number of public transport options and opportunities for walking and cycling, which result in give a positive effect in terms of sustainability. Potential negative impacts could occur in relation to environmental sustainability due to the site being greenfield, however the adopted Core Strategy Development Plan Document is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts. Further potential negative impacts on environmental sustainability could occur due the proximity of the site to areas with ecological designations (SSSI, SAC and a Local Nature Reserve). The site could also negatively impact upon the landscape character and the character of the built environment as the area provides an important open area which physically and visually separates Newbury from Thattham (LSS, 2009). As long as appropriate mitigation measures are introduced then these negative impacts could be reduced and positive effects on sustainability will be delivered. The site is close to the sewage treatments works, and the impact that this would have on development is unknown, however appropriate mitigation measures will reduce any possible effects on social sustainability. The development of the site for housing will have a</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Newbury and Thattham spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is recommended for allocation</p> <p>The site is well related to the existing settlement, close to local services and facilities with public transport opportunities and walking and cycling routes into Thattham Town Centre.</p>	<p>The site is recommended for allocation</p> <p>The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thattham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thattham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thattham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thattham will not accommodate large scale development at this stage.</p> <p>It is considered that the principle of developing north of Thattham (north of Floral Way and Bowling Green Road) is not acceptable at this stage and would be contrary to the Core Strategy. The Landscape Sensitivity Study (2009) is clear that the areas to the north of Thattham provide an important setting to Thattham and a rural transition zone between the urban area and the AONB. It is the Council's preferred approach, in accordance with the Core Strategy, to consider this area as a whole as part of a revised Local Plan, when the area can be holistically planned for.</p> <p>This site (THA025) to the south of Thattham offers a site which is well related to the existing settlement and is of a scale appropriate to the level of growth required for the town. In addition, whilst the Landscape Sensitivity Study</p>

Table 15 – Summary of Thattham Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term. which without appropriate mitigation could have a negative impact on social sustainability. The site is not at risk from flooding, which has a positive impact on sustainability; SUDs would be required to ensure that development did not have a negative impact on flooding elsewhere.</p>			<p>(2009) outlines that the site is in an important area (Thattham Lakes) which physically and visually separates Newbury from Thattham it is not considered that development on this site, given its particular location, would detract from the principle of maintaining the separate identity of the two settlements.</p> <p>Provided the necessary information and assessments are provided, along with the implementation of appropriate avoidance and mitigation measures, to ensure the legally protected habitats and species present in the SAC and SSSI are not adversely affected, it is considered this site is suitable for allocation.</p>
<p>THA027</p> <p>The Creek, Heath Lane, Thattham</p> <p>40 + dwellings (1.36ha at 30dph)</p>	<p>Overall the site is likely to have a <u>predominantly</u> neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>Whilst the site is close to some local services and facilities, it is some distance from the centre of Thattham and relates poorly to the existing settlement. This has the potential to have a negative impact upon environmental sustainability. There are opportunities for walking and cycling and whilst public transport options are available these are limited and it is likely will lead to a high level of car dependency. The site is well located for access to local services and facilities, although it is some distance from the centre of Thattham, with opportunities for walking and cycling, all of which have a positive impact on sustainability. The majority of the site is greenfield land as it is comprising residential garden, meaning there could be and as a result could have a negative impact on environmental sustainability. Mitigation measures should be</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Newbury and Thattham spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation</p> <p>The site is poorly related to Thattham without adjacent sites being developed. This would lead to a much larger area being developed. The Core Strategy sets out that Thattham only needs a small amount of development over the plan period, so development of this site, with other adjacent sites is not required at this stage.</p>	<p>The site is not recommended for allocation</p> <p>The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thattham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thattham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thattham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thattham will not accommodate large scale development at this stage and it is considered that there are other sites within the town which are more suitable for allocation.</p> <p>Conserving and enhancing the distinctive landscape character of the AONB is given</p>

Table 15 – Summary of Thatcham Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>introduced to reduce this impact. <u>Additional potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site and the impact on the character of both landscape and the built environment.</u></p>			<p><u>considerable weight when assessing sites for development. The Council has therefore ensured that sites within or within the setting of the AONB have been subject to a Landscape Sensitivity/Capacity Assessment (LSA/LCA). This is a consistent assessment carried out by the Council's landscape consultant to determine whether a site could be developed without causing harm to the natural beauty and special qualities of the AONB. The LCA has recommended that this site is not developed in isolation but as part of a larger scheme in conjunction with THA011 and THA014, creating a large scale development to the north of Thatcham.</u></p> <p><u>One of the strategic objectives for the Core Strategy is to ensure that development is planned in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment across the District. The Core Strategy notes that a key feature of even the larger settlements in West Berkshire is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided.</u></p> <p><u>It is considered that the principle of developing north of Bowling Green Road, for a large scale development is not acceptable at this stage and would be contrary to the Core Strategy. It would lead to the perception of merging Cold Ash and Thatcham and would have adverse impact on the settlement pattern.</u></p>

Table 15 – Summary of Thatcham Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
				<p>It is the Council's preferred approach, in accordance with the Core Strategy, to consider this area as a whole as part of a revised Local Plan, when the area can be holistically planned for ensuring infrastructure requirements can be delivered to meet the demand from new development, rather than large scale development occurring in a piecemeal manner.</p>
<p>THA028</p> <p>Land north of Floral Way and East of Harts Hill Road</p> <p>403 90 dwellings (3ha at 30dph)</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>There are no significant sustainability impacts from this site. The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a healthy active lifestyle, all of which have a positive impact on sustainability. The site is also in close proximity to employment opportunities and local services and facilities which will have a positive impact on economic and social sustainability. Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site and the impact on the character of both landscape and the built environment. Flood risk on the site could have a negative impact on all elements of sustainability, as the site is at risk from surface water flooding. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability. Development could have an impact on the landscape and change the character of the built environment, which could have a negative impact on sustainability. While the site is not within an official flood risk area, there is evidence of surface water flows along the boundary of the site, which could</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Newbury and Thatcham spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation</p> <p>The Core Strategy sets out that Thatcham only needs a small amount of development over the plan period. The potential on this site is larger than required, and there are other smaller sites, that are considered more suited to development at this stage.</p> <p>Development would change the character of the built environment, by developing to the north of Floral Way.</p>	<p>The site is not recommended for allocation</p> <p>The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and although this site is not considered large scale in terms of allocations for Thatcham, it is considered that there are other sites within the town which are more suitable for allocation.</p> <p>It is considered that the principle of developing north of Floral Way is not acceptable at this stage and would be contrary to the Core Strategy. The Landscape Sensitivity Study (2009) is clear that the area to the east of Thatcham provides a strong contrast to the more immediate urban form, providing an</p>

Table 15 – Summary of Thatcham Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>lead to flooding and a negative impact on sustainability unless suitable mitigation measures were considered.</p>			<p>important setting to Thatcham and rural transition zone between the urban area and the AONB. The area is characterised by its open farmland with major blocks of woodland and undulating escarpment slopes. Settlement is sparse but the area is an important setting to north Thatcham.</p> <p>It is the Council's preferred approach, in accordance with the Core Strategy, to consider this area as a whole as part of a revised Local Plan, when the area can be holistically planned for ensuring infrastructure requirements can be delivered to meet the demand from new development, rather than large scale development occurring in a piecemeal manner.</p>
<p>THA037</p> <p>Land at Lawrences Lane, Thatcham</p> <p>Approximately 15 dwellings</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>Whilst the site is close to some local services and facilities, it is some distance from the centre of Thatcham and relates poorly to the existing settlement. This has the potential to have a negative impact upon environmental and social sustainability. There are opportunities for walking and cycling and whilst public transport options are available these are limited and it is likely will lead to a high level of car dependency. Development of the site would have a negative impact on both the landscape character and the character of the built environment. There would also be an impact on the identity of settlements as development would expand Thatcham to the north encroaching upon Cold Ash.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Newbury and Thatcham spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>This site was not appraised as a reasonable alternative at the preferred options stage – new site submission.</p>	<p>The site is not recommended for allocation</p> <p>The site, although close to some local services and facilities, is poorly related to the existing settlement and would result in the encroachment of development towards Cold Ash.</p> <p>One of the strategic objectives of the Core Strategy is to ensure that development is planned in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment across the District. The Core Strategy notes that a key feature of even the larger settlements in West Berkshire is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided. The development of this site would lead to the perception of a merging of the two settlements and would therefore have an</p>

Table 15 – Summary of Thatcham Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
				<p>adverse impact on the settlement pattern.</p> <p>The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally.</p> <p>In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and, although this site is not large scale, it is considered that there are other sites within the town which are more suitable for allocation.</p>

Summary

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

[No significant changes have been made to the SA/SEA assessment itself as a result of the consultation; however, the comments have provided further information about the sites which has helped to refine the details of the sites proposed for allocation. Following the Preferred Options consultation 1 site \(THA025\) is being recommended for allocation in Thatcham.](#)

[The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of](#)

the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage.

It is considered that the principle of developing north of Thatcham (north of Floral Way and Bowling Green Road) is not acceptable at this stage and would be contrary to the Core Strategy. The Landscape Sensitivity Study (2009) is clear that the areas to the north of Thatcham provide an important setting to Thatcham and a rural transition zone between the urban area and the AONB. It is the Council's preferred approach, in accordance with the Core Strategy, to consider this area (including THA007, THA008 THA024 and THA028) as a whole as part of a revised Local Plan, when the area can be holistically planned for ensuring the infrastructure requirements can be delivered to meet the demand from new development, rather than development occurring in a piecemeal manner.

The Core Strategy notes that a key feature of even the larger settlements in West Berkshire is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided. For the remaining sites in north Thatcham (THA011, THA014, THA019, THA027 and THA037) the above principle is compounded by the perception of merging Cold Ash and Thatcham and the potential adverse impact on the settlement pattern, either individually or combined. Other sites in Thatcham are considered to be more appropriate for allocation.

As a result the sites north of Thatcham (**THA007, THA008, THA011, THA014, THA019, THA024, THA027, THA028 and THA037**) are not recommended for allocation.

Of the 2 sites to the south of Thatcham, **THA006** is not recommended for allocation. The Thatcham Landscape Sensitivity Study (LSS, 2009) identifies the site as being located within an area (Thatcham Lakes) which provides an important open area which physically and visually separates Newbury from Thatcham and it is considered that the development of this site would fail to reflect this principle and detract from the separate identities of the two settlements. The constraints on the site reduce the developable area, setting any development back from Lower Way which would fail to reflect the existing settlement pattern and would not relate well to existing development along this road. In addition, the close proximity of the sewage treatment works could impact on the quality of life for future residents. Another site in Thatcham is considered to be more appropriate for development.

THA025 is recommended for allocation. THA025 offers a site which is well related to the existing settlement and is of a scale appropriate to the level of growth required for the town. In addition, whilst the Landscape Sensitivity Study (2009) outlines that the site is in an important area (Thatcham Lakes) which physically and visually separates Newbury from Thatcham it is not considered that development on this site, given its particular location, would detract from the principle of maintaining the separate identity of the two settlements. Provided the necessary information and assessments are provided, along with the implementation of appropriate avoidance and mitigation measures, to ensure the legally protected habitats and species present in the SAC and SSSI are not adversely affected, it is considered this site is suitable for allocation.

Thatcham only needs a limited number of dwellings through the core strategy (approximately 60 dwellings). The majority of the sites submitted have potential for significantly more than the required number of dwellings and so it would not be appropriate to consider the sites for allocation through this DPD. Consideration of these sites would be more appropriate through the new Local Plan. THA007 / THA008 / THA011 / THA024 / THA028 all have

a development potential of more than 100 dwellings. Development of these sites would be most appropriate as a comprehensive development of the whole site, rather than as part of a site and so they are not recommended for allocation.

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

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

7.2.1.3 Cold Ash

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

Eight sites were submitted through the SHLAA process, with four sites being assessed as potentially developable. Following landscape assessment work COL010 was ruled out on landscape grounds. A ninth site (COL011) was submitted after the initial finalisation of the SHLAA in December 2013. This site was assessed as potentially developable, [although following landscape work the site was ruled out on landscape grounds](#). A SA/SEA was subsequently undertaken on these four [three](#) sites to inform the site selection work and the subsequent selection of preferred options. [The consultation on the preferred options and further technical work have informed which sites will be taken forward for allocation in the proposed submission DPD](#). The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options [for allocation as well as setting out the recommendation from the preferred options stage](#).

[Preferred options consultation responses:](#)

- [COL002 - 40 responses](#)
- [COL004 – 1 response](#)
- [COL006 - 29 response](#)
- [COL011 – 19 responses](#)
- [Cold Ash - 4 responses](#)

Table 16 – Summary of Cold Ash Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
COL002 Land at Poplar Farm,	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is located within a village setting, with good access to local services and facilities within the village, which will have a	Effect: Predominantly neutral Likelihood: High	The site is recommended for allocation. The site is well related to Cold Ash and sits within an area of low/medium landscape	The site is recommended for allocation. Significant concerns were raised in the preferred options consultation about the impacts

Table 16 – Summary of Cold Ash Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>Cold Ash 24 dwellings (0.7ha at 30dph) Approx 10 – 20 dwellings</p>	<p>positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which could have a negative impact on sustainability, without the promotion of alternative modes of transport. in terms of an increase in greenhouse gas emissions. There is potential for protected species on the site, and should this be confirmed appropriate mitigation would be required to ensure that development does not have a negative effect on environmental sustainability. The site is at risk from surface water flooding, without appropriate mitigation flooding can have a negative impact on all elements of sustainability. There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and ensured the conservation and enhancement of the Grade II listed Poplar Farmhouse and its setting. Appropriate avoidance and mitigation measures may also need to be implemented so that any protected species were not adversely affected. The site is susceptible to surface water flooding. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.</p>	<p>Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>sensitivity.</p>	<p>on flooding, highway safety and the rural character of the area. These concerns have been followed up but no new or additional information has been submitted that show that the site is not deliverable if the appropriate mitigation is put in place.</p> <p>This mitigation will include taking into account the outcomes of a Flood Risk Assessment which includes the provision of safe flow routes and appropriate flood mitigation measures. The scheme will also be informed by an extended phase 1 habitat survey.</p>
<p>COL004 Liss, Cold Ash Hill, Cold Ash 27 dwellings (0.9ha at 30dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects The site is located within a village setting, with good access to local services and facilities within the village, giving a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which would have a negative impact on sustainability without the promotion of alternative modes of transport in terms of an increase in greenhouse gas emissions. The site has easy access into Newbury and Thatcham for a wider range of service and facilities. Development on this site has the potential to detract from the landscape character, leading to a negative impact on environmental sustainability. There is anecdotal evidence that</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation. While the site is adjacent to the settlement boundary the site itself is poorly related to the existing settlement pattern and has the potential to adversely impact on the setting and separate identity of Cold Ash and Ashmore Green.</p>	<p>The site is not recommended for allocation No change to recommendation from preferred options.</p> <p>Other sites in Cold Ash are considered more appropriate for development</p>

Table 16 – Summary of Cold Ash Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>surface water flooding occurs on the site, meaning that mitigation measures would be required to ensure no negative effects on sustainability. There would be potential for a negative impact on environmental sustainability due to landscape and visual impacts and also unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected. There is anecdotal evidence that surface water flooding occurs on the site. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.</p>			
<p>COL006</p> <p>St Gabriel's Farm, Cold Ash</p> <p>12 dwellings (0.4ha at 30dph) approx 5 dwellings</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects</p> <p>The site is located within a village setting, with good access to local services and facilities within the village, which will have a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which could have a negative impact on sustainability, without the promotion of alternative modes of transport in terms of an increase in greenhouse gas emissions. Development of the site has potential to change the character of the built environment and impact negatively on environmental sustainability unless it is developed in line with the Landscape Assessment and the existing settlement pattern. Due to the lack of pavements along this part of The Ridge there is potential for a negative impact on all elements of sustainability due to road safety concerns and so consideration of appropriate mitigation measures to reduce this impact would be required. There is the potential for a negative impact on environmental sustainability unless the site is developed in line with the outcome of the contamination assessment. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Newbury and Thatcham spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is recommended for allocation for 6 dwellings</p> <p>The site is well related to the existing development. The proposed number for allocation has been reduced to ensure development remains in line with the existing settlement pattern.</p>	<p>The site is recommended for allocation</p> <p>Particular concerns were raised in the preferred options consultation about the impact on the rural character of the area and highway safety. These have been carefully assessed but no new or additional information has been submitted that would rule the site out if the appropriate mitigation is put in place.</p> <p>This mitigation will include taking into account the outcomes of technical studies including a Flood Risk Assessment, an extended phase 1 habitat survey and the contamination assessment.</p>
<p>COL014</p>	<p>Overall the site is likely to have a neutral effect on</p>	<p>Effect:</p>	<p>The site is recommended for</p>	<p>Additional landscape work</p>

Table 16 – Summary of Cold Ash Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
Land at Gold Ash Hill 15 dwellings (0.5ha at 30dph)	sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is located within a village setting, with good access to local services and facilities within the village, which will have a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which could have a negative impact on sustainability, in terms of an increase in greenhouse gas emissions. The site is at risk from surface water flooding, without appropriate mitigation flooding can have a negative impact on all elements of sustainability.	Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	allocation for 6 dwellings The site is well related to the existing settlement and in line with the exiting building line.	carried out following the preferred options consultation indicates that development of this site would result in harm to the AONB.

Site Selection Summary

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

[No significant changes have been made to the SA/SEA assessment itself as a result of the consultation; however, the comments have provided further information about the sites which has helped to refine the details of the sites proposed for allocation. Following the Preferred Options consultation 2 sites are now recommended for allocation.](#)

[As Cold Ash is in close proximity to the AONB the potential impact on the natural beauty of the landscape and the special qualities of the AONB is the paramount consideration when sites are being assessed. A Landscape Assessment has been undertaken for sites COL002, COL006 and COL011 and advised of whether the sites should be allocated and whether mitigation/enhancement measures would be possible to ensure that the negative impact on the character of the AONB, and consequential negative impact on environmental sustainability, is minimized](#)

[COL002 is recommended for allocation. The developable area takes into account the potential deliverability of the site. Appropriate mitigation will be required. This will include taking into account the outcomes of a Flood Risk Assessment which includes the provision of safe flow routes and appropriate flood mitigation measures. This will reduce the potential for negative environmental impact. The FRA will inform the final capacity of the site.](#)

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

[COL006 is recommended for allocation. The site can deliver a low density linear development in accordance with the outcomes of the Landscape Capacity Assessment which reflects the existing settlement pattern.](#)

~~significant difference between the SA/SEAs for COL002 / COL006 / COL011. All three sites have been recommended for allocation. COL002 and COL011 are recommended for a lower number of dwellings than the development potential. This is because development of the sites needs to be done in keeping with the existing building line of linear development, or there would be a negative effect on environmental sustainability.~~

7.2.2 Eastern Area Spatial Area

7.2.2.1 Eastern Urban Area

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

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

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

The Core Strategy points out that there are high quality landscape and environmental assets in this part of West Berkshire which includes the Thames National Path and North Wessex Downs AONB which adjoins the urban area. The Kennet Valley East Biodiversity Opportunity Area lies to the south of Reading. Landscape assessment work was carried out on 3 sites due to the relationship between this part of the District and the North Wessex Downs AONB. This has advised on developable area and necessary mitigation for these sites.

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

25 sites were identified in the SHLAA and 12 were assessed as potentially developable. Three were automatically excluded as they are located within the settlement boundary. The remaining nine sites were considered reasonable alternatives for development and an SA/SEA was undertaken for these sites to inform the site selection work and the subsequent selection of preferred options. [Due to the technical issues in the Eastern spatial area that were highlighted by the site selection process, a wider range of options were tested in the Eastern spatial area than in the other three spatial areas. The consultation on the preferred options, and further technical work has informed which sites will be taken forward for allocation in the proposed submission DPD.](#) The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward [for allocation as well as setting out the recommendation from the preferred options stage.](#)

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

Preferred Options consultation responses:

- [EUA003/008 – 1370 responses, 71% template](#)
- [EUA007 – 1210 responses, 69% template](#)
- [EUA025 – 100 responses, 30% template](#)
- [EUA026 – 94 responses, 32% template](#)
- [EUA031 – 1290 responses, 70% template](#)
- [EUA033 – 1317 responses, 72% template](#)
- [EUA035 – 53 responses, 15% template](#)

Table 17 Summary of Eastern Urban Area Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>EUA003</p> <p>Stoneham's Farm, Long Lane, Reading, RG31 5UG</p> <p>15 dwellings (0.77ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>Development of this site would not lead to any significant sustainability issues. There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles. There is potential for a negative impact on environmental sustainability unless the mitigation measures set out in the Landscape Assessment are adhered to. The cumulative impact of developing both EUA003/008 and EUA033 would have a negative impact on the character of the AONB and therefore, on environmental sustainability which could not be mitigated. Due to the site's proximity to ancient woodland and trees protected by TPOs, appropriate buffers would need to be provided to avoid negative impacts on sustainability. The site is within an area at risk from surface water flooding. Although there is no evidence of the site flooding, if it did this would have a negative effect on sustainability. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Eastern Area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is recommended for allocation as one of the option to be explored further, alongside EUA008.</p> <p>The site is well related to local services and facilities with good opportunities for walking and cycling both locally and in towards Reading.</p> <p>Development will need to take into account the Landscape Assessment, with only part of the site being considered suitable for development. Appropriate mitigation measures will be required to ensure no harm to the landscape character of the AONB.</p>	<p>The site is recommended for allocation in conjunction with EUA008.</p> <p>A significant number of responses were received during the consultation, however these have been followed up and no significant new or additional information was submitted that would rule the site out for development.</p> <p>The site is being promoted for 15 dwellings, in a mix of sizes.</p> <p>The site should be planned and developed comprehensively with EUA008, including footpath and cycle linkages.</p>

Table 17 Summary of Eastern Urban Area Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.			
EUA007 Turnhams Farm, Pincents Lane, Tilehurst (Pincents Hill). 285 dwellings (9.5ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles. However, there are also a number of negative environmental impacts resulting from the development of the site including the site's proximity to biodiversity and geodiversity assets. Appropriate buffers, mitigation and careful design would be required to mitigate the potential negative environmental impacts. As the areas proposed for development are not adjacent to existing residential areas this has the potential for a negative impact on social sustainability. Part of the site is within a surface water flood risk area; although there is no evidence of the site flooding, if it did, this would have a negative impact on all elements of sustainability. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term	The site is recommended for allocation as one of the options to be explored further. The site is well related to local services and facilities, both for access locally and in to Reading. Work has been done since the previous planning application (and subsequent appeal) to take into account the impact on the landscape. There are a number of ecological, environmental, water supply, archaeological and highways issues that would need to be resolved.	The site is not recommended for allocation. Significant concern was raised during the preferred options consultation regarding the traffic impact from IKEA, as both IKEA and the site would share access from Pincents Lane. This is also indicated by the Council's Transport Assessment. Further landscape work carried out as part of the preferred options reduced the developable area of the site from that proposed by the site promoter, but removing the eastern portion of the site. Given that the IKEA scheme is yet to be fully implemented, it is considered appropriate to allow time for the IKEA traffic situation to be monitored before allocation of the site can be considered.
EUA008 Stoneham's	Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA highlights potentially negative effects on environmental sustainability (without	Effect: Predominantly neutral	The site is recommended for allocation as one of the options to be explored	The site is recommended for allocation in conjunction with EUA003.

Table 17 Summary of Eastern Urban Area Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
Farm, Long lane, Reading RG31 5UG 60 dwellings 44 dwellings (2.1ha at 20dph)	mitigation). There would be no significant sustainability impacts from development on this site. The site scores predominantly neutral, with positive scores in relation to sustainable transport, walking and cycling options as well as opportunities for active, healthy lifestyles and lack of flood risk. The site is in the AONB, therefore there is potential, without mitigation, for the site to have a significantly negative impact on the character of the landscape. The Landscape Assessment indicates that development would be appropriate on part of the site, and sets out the mitigation measures that would be required to reduce the impact of development on the environment. The cumulative impact of development of both EUA003/008 and EUA033 would have a negative impact on the character of the AONB and therefore, on environmental sustainability which could not be mitigated. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term	further, alongside EUA003. The site is well related to local services and facilities with good opportunities for walking and cycling both locally and in towards Reading. Development will need to take into account the Landscape Assessment, with only part of the site being considered suitable for development. Appropriate mitigation measures will be required to ensure no harm to the landscape character of the AONB.	A significant number of responses were received during the consultation, however, these have been assessed and followed up and no significant new or additional information was submitted that would rule the site out. The site is being promoted for up to 80 dwellings, by the site promoter. However, the Council believe that a density similar to that of the surrounding area would be more appropriate giving approximately 60 dwellings on the site. The site should be planned and developed comprehensively with EUA003 including footpath and cycle links.
EUA025 Land adjacent to Junction 12 of the M4, Bath Road 50-100	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA highlights that development of the whole site would have a negative and potentially significantly negative impact on social sustainability. Limiting the size of developable area and introducing mitigation would mean no significant sustainability effects. There is potential for significant negative impacts of air quality and noise on this site due to the proximity to the M4/A4	Effect: Predominantly neutral (with mitigation) Likelihood: High Scale: Eastern Area Duration:	Part of the site is recommended for allocation as one of the options to be explored further. The site is well related to the existing settlement, close to local service and facilities, including the bus interchange	Part of the site is recommended for allocation. Only a small proportion of the site is considered appropriate for development due to the proximity to M4 junction 12 causing amenity issues in terms of exposure to noise and air pollution. This was an issue

Table 17 Summary of Eastern Urban Area Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p> dwellings (1.7ha to 3.4ha at 30dph)</p>	<p>junction. Mitigation measures would need to be included, including careful design to minimise the impact. Flooding is also a risk on the southern part of the site, with ground water and surface water flood risk also present on the site. An FRA will identify the risk of flooding and direct development towards the least risky parts of the site. SUDs and other flood mitigation will be required. The site scores positively in terms of access to employment and services and facilities and opportunities for walking, cycling and public transport.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>	<p>Permanent Timing: Short to long term</p>	<p>at the retail park. Only part of the site is recommended for allocation due to air and noise pollution generated by the M4/A4 and the flood risk on the southern part of the site. The Environment Agency strongly recommends that this site is not allocated. The smaller area for development will also reduce any conflict with the Highways Agency's proposed Smart Motorway Scheme (proposed to start at junction 12).</p>	<p>raised during the consultation.</p> <p>Highways England have not raised any objection to development on the site, however, the site is proposed to be used as a compound site for the M4 Smart Motorway scheme, and, therefore, the site would need to come forward slightly later in the plan period.</p>
<p>EUA026</p> <p>Land adjacent to Bath Road and Dorking Way, Calcot</p> <p>35 dwellings</p> <p>24 dwellings (0.8ha at 30dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability (with mitigation) and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There is potential for negative impacts of air quality and noise due to proximity to the A4 but with appropriate mitigation measures and design this impact should be mitigated against. A small part of the site is within an area at risk from surface water flooding, with the appropriate Flood Risk Assessment and mitigation measures (inc. SUDs) there should not be an impact on sustainability. There are a number of positive impacts in relation to sustainable transport and access to local services and facilities. This easy access should reduce the need for private car travel, reducing the impact on environmental sustainability. Whilst housing development contributes towards economic development in the short term</p>	<p>Effect: predominantly neutral (with mitigation) Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to long term</p>	<p>The site is recommended for allocation as one of the options to be explored further.</p> <p>The site is well related to the existing settlement, close to local service and facilities, including the bus interchange at the retail park.</p>	<p>The site is recommended for allocation.</p> <p>Highways England have not raised any objection to development on the site, however, the site is proposed to be used as a compound site for the M4 Smart Motorway scheme, and, therefore, the site would need to come forward slightly later in the plan period.</p> <p>The proposed number of dwellings has been increased to take into account comments</p>

Table 17 Summary of Eastern Urban Area Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.			made by the site promoter in the consultation (who would like to see a minimum of 50dph), and considering the density of the neighbouring residential areas.
EUA031 Land to the east of Sulham Hill Approx. 35 dwellings 29 dwellings (0.96ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. There are no significant, positive or negative, impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading, giving a number of positive sustainability impacts. There are potential negative impacts relating the loss of greenfield land, although with appropriate mitigation the negative impact could be reduced. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: short to long term	The site is recommended for allocation as one of the options to be explored further. The site is well related to the existing residential development, and local service and facilities and is not at risk from flooding. There are no significant issues on the site.	The site is recommended for allocation. A significant number of responses were received during the consultation, however, these have been assessed and followed up and no significant new or additional information was submitted that would rule the site out. The capacity of the site has been increased to take into account the site promoter's comments (who would like to see approximately 40 dwellings), and considering the density of the neighboring residential areas.
EUA032 Land to the East of Sulham Hill, between Barefoot Copse and Cornwell	Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. There are no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading. There is potential for development of the site to have a negative impact on the character of the landscape as the site is rural in nature,	Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration:	The site is not recommended for allocation. While the site is close to local services and facilities, significant improvements would be required to the highway network to enable	The site is not recommended for allocation. No alternative access is available to the site, meaning that access would need to come from Sulham Hill, which is not considered acceptable in landscape terms.

Table 17 Summary of Eastern Urban Area Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
Copse 45 dwellings (1.5ha at 30dph)	despite being adjacent to residential development on one site. The Landscape Assessment work carried out indicates that the site would be suitable for development with appropriate mitigation. Access to the site is via Sulham Hill which is narrow in places, and does not have footways, which could lead to issues of Road Safety without appropriate and extensive mitigation. <u>Access would need to come from Vicarage Wood Way. Access onto Sulham Hill would have a negative impact on the character of the landscape, and therefore, the impact on environmental sustainability could not be mitigated. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</u>	Permanent Timing: Short to Long term.	development to take place. This would significantly change the character of the rural lane (Sulham Hill). This is not considered appropriate.	
EUA033 Land to the east of Long Lane and south of Blackthorn Close 30 dwellings (1ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. There are no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading, meaning the site scores positively on these elements of sustainability. The site is rural in nature and adjacent to the AONB, meaning that there would be potential for development to harm the character of the landscape or to change the character of the built environment. The Landscape Assessment work indicates that the site would be suitable for development, although appropriate mitigation measures would be required to ensure that the potential negative impact was reduced and neutralised where possible. <u>The cumulative impact of development of both EUA0033 and EUA003/008 would have a negative impact on the character of the AONB and</u>	Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term.	The site is recommended for allocation as one of the options to be explored further. The site is adjacent to existing residential development, close to local service and facilities. There are no significant issues on the site.	The site is not recommended for allocation. <u>The landscape assessment states that this site should not be developed alongside EUA003/008, giving a preference for development on EUA003/008, due to the cumulative impact development of both sites would have on the AONB.</u> <u>Highway improvements to reduce flood risk and improve road safety along Long Lane and at the junction with Long Lane/Sulham Hill would also be required. While these issues do</u>

Table 17 Summary of Eastern Urban Area Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>therefore, on environmental sustainability which could not be mitigated. The site is adjacent to ancient woodland and a local wildlife site, as well as having some TPOs on site. Appropriate mitigation and buffers would be required to mitigate this impact. A small part of the site is within an area at risk from surface water flooding, with the appropriate Flood Risk Assessment and mitigation measures (inc. SUDs) there should not be an impact on sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>			<p>not impact on the SA/SEA, they are a implementation issue, which could impact on viability, developability and deliverability, which other sites being considered in the area do not have.</p>
<p>EUA035</p> <p>72 Purley Rise, Purley on Thames</p> <p>357 dwellings (1.24 at 30dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are no significant positive or negative impacts on sustainability from this site. The site scores positively in terms of opportunities for sustainable travel and health, active lifestyles as it is close to local services and facilities. There are no biodiversity or environmental designations near to or on the site. The proximity to the railway line could cause noise and air pollution, but careful design and use of only part of the site could mitigate this impact. The site is at risk from surface and groundwater flooding, although with appropriate mitigation the negative impact should be reduced. Landscape work carried out during the preferred options stage states that only part of the site would be suitable for development (in line with the proposed developable area). Without adequate mitigation, as set out in the landscape assessment there would be potential for a negative impact on environmental sustainability. Whilst housing development contributes</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Eastern Area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term.</p>	<p>The site is recommended for allocation as one of the options to be explored further.</p> <p>The site is well related to the existing settlement, close to local services and facilities. Access to the site would need to be resolved.</p>	<p>The site is recommended for allocation.</p> <p>Landscape work carried out for the site states that part of the site would be suitable for development, subject to appropriate mitigation.</p> <p>The site promoter has confirmed that adequate access can be provided to the site.</p>

Table 17 Summary of Eastern Urban Area Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.			

Site Selection Summary

[No significant changes have been made to the SA/SEA assessment itself as a result of the consultation; however, the comments have provided further information about the sites which has helped to refine the details of the sites proposed for allocation.](#)

[Following the Preferred Options consultation five sites are recommended for allocation, with three sites being rejected.](#)

[EUA003 site is recommended for allocation.](#) The developable area of the site takes into account the outcomes of the Landscape Assessment to mitigate the potential negative environmental sustainability effects.

[It is proposed that the site should be developed comprehensively alongside EUA008. The policy for the site will also ensure that linkages between the sites are encouraged, especially for pedestrians and cyclists.](#)

[EUA007 – This site is not recommended for allocation, although it was one of the preferred option. At preferred options stage a number of potential negative effects were predicted, particularly in terms of environmental sustainability, it is acknowledged that appropriate buffers, careful design and a number of other mitigation measures, inducing improvements to the access, would be required to mitigate the potential negative environmental impacts. Further landscape work carried out as part of the preferred options consultation reduces the proposed developable area to the western area only, stating that for landscape reasons, development would need to relate to the industrial estate, rather than the residential areas to the east.](#)

[Through the consultation significant concern was raised regarding the impact of IKEA, in particular the impact on traffic, given that the site and IKEA share an access road \(Pincents Lane\). Significant modelling work has been carried out to assess the impact of IKEA. Modelling of the A4 Bath Road/Dorking Way/Pincents Lane junction has revealed much sensitivity north of the A4 due to multiple accesses and activities in this location. Significant mitigation will be required in the area to alleviate queuing. The TA work to accompany the DPD also shows the potential for traffic queuing back from the A4 in the ‘assessment case’ with development at Pincents Lane. Therefore, it is considered that it would be prudent to monitor the impact of IKEA on the Pincents Lane/A4 junction and the A4 and then consider the site for allocation at a later date, potentially through the new Local Plan once IKEA has been implemented.](#)

[EUA008 – The site is recommended for allocation. The developable area of the site takes into account the location of the site within the AONB, in line with the landscape assessment. Mitigation, as set out in the Landscape Character Assessment would be required to ensure no negative impacts on](#)

environmental sustainability. The site promoters would like to see up to 80 dwellings on the site, however, the Council have considered the density of the surrounding residential development and therefore, propose that the site would only be suitable for approximately 60 dwellings, up from the 44 proposed as part of the Preferred Options consultation.

It is proposed that the site should be developed comprehensively alongside EUA003. The policy for the site will also ensure that linkages between the sites are encouraged, especially for pedestrians and cyclists.

The Landscape Character Assessment has raised concern over the cumulative impact of developing EUA003/008 and EUA033, stating that development of both sites would have a negative impact on the AONB. The LCA states a preference for development of EUA003/008 over EUA033.

EUA025 - part of the site is recommended for allocation, despite the site promoter wishing to develop the whole of the site outside the flood zones for up to 250 dwellings. The SA/SEA gives a neutral effect for the site as a result of limiting the developable area of the site to take account of flood risk and the potential impact on air and noise pollution from the M4. Mitigation to address the potential negative impacts of air and noise pollution will still be required.

The developable area proposed is located in between the A4 and the existing residential development. Highways England have said that the site would need to be developed later in the plan period as the site is required as a site compound for the M4 Smart Motorway scheme until September 2018.

EUA026 is recommended for allocation. Mitigation to address the potential negative impacts of air and noise pollution will be required due to the close proximity of the site to the A4.

Highways England have said that the site would need to be developed later in the plan period as the site is required as a site compound for the M4 Smart Motorway scheme until September 2018.

EUA031 is recommended for allocation. The only negative impact in the SA/SEA resulting from development of this site is due to the Greenfield nature of the site. The development potential of the site has been increased to take into account the density of the existing surrounding development.

EUA032 is not recommended for allocation, and did not form one of the preferred options. The SA/SEA does not highlight any significant sustainability issues however, the Landscape Character Assessment undertaken for the site states that access to the site from Sulham Hill would have a negative impact on character of the AONB, and an alternative access would need to be provided. No alternative access is possible to the site, and therefore, development of the site would lead to a negative impact on environmental sustainability that could not be mitigated. Other sites recommended for allocation do not have this negative impact and therefore, this site is not recommended for allocation.

EUA033 is not recommended for allocation, although it was included as a preferred option. The Landscape Character Assessment indicated that development of this site, alongside EUA003/008 would have a negative cumulative impact on the AONB and only one of the sites should be developed. The preferred options consultation raised significant concerns regarding flooding of Long Lane adjacent to the site, at the proposed

access point to the site. During the exceptionally wet weather in January/February 2014 the road was closed for several weeks due to flooding in this location. The Council are content that the existing arrangements are adequate during normal wet weather conditions, but that during exceptionally wet weather the flood can flood, and this would need to be address in order to safeguard the development. A solution is possible, but would involve expensive engineering to raise the road level and provide a culvert for the surface water flow path.

The Council's Highways Development Control Team has also raised concerns about the width of Long Lane and sight lines at the junction of Long Lane and Sulham Hill with additional traffic using the road from the site. Improvements would be required for the development to be considered acceptable.

These highways improvement requirements are a constraint on development which the other sites being considered for allocation do not have. While a solution is possible it could impact on viability and deliverability of the site and therefore, the sites are not justified to be taken forward at this stage.

EUA035 is recommended for allocation. Landscape work carried out on the site as part of the preferred options indicates that part of the site is suitable for development, subject to certain mitigation measures. The SA/SEA has been updated to reflect this, a negative score is now recorded against conserving and enhancing the local distinctiveness of the character of the landscape, however, with the required mitigation there would be a neutral impact on environmental sustainability. The site promoter has confirmed that a suitable access to the site can be provided in line with Manual for Streets.

7.2.2.2 Theale

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

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

13 sites were promoted through the SHLAA process, five sites were assessed as potentially developable, three sites were promoted for employment, rather than housing sites. None of the potentially developable sites were excluded through the automatic exclusion, and so were considered reasonable alternatives for development.

An SA/SEA was undertaken for all these sites to inform the site selection work and the subsequent selection of preferred options. The table below outlines the findings of the site specific SA/SEAs and details from the preferred options, and following the consultation. ~~whether or not the site are being taken forward as preferred options.~~

Preferred options consultation responses:

- Theale general – 47 responses
- THE001 – 81 responses
- THE003 – 66 responses
- THE005 – 72 responses
- THE009 – 70 responses
- Rejected sites – 4 responses

Table 18 – Summary of Theale Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>THE001</p> <p>Former Sewage Works, Theale</p> <p>138 <u>90</u> dwellings (3.45ha at 40dph)</p>	<p>Overall the site has an unknown effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all giving the site a positive score in terms of sustainability. The Landscape Assessment for the site has indicated that only part of the site would be suitable for development, with significant buffers required to mitigate the impact on the AONB. The site is a brownfield site, on previously contaminated land, meaning that development of the site could have a positive impact on soil quality and improve the character of the area. The site is close to the M4 which, without appropriate mitigation could lead to significant noise and air quality issues and a knock-on effect on sustainability. The site is also at risk from flooding, from a number of sources, which without appropriate mitigation would lead to a negative impact on sustainability. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>	<p>Effect: Predominantly unknown Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term</p>	<p>The site is recommended as an option for allocation for approximately 90 dwellings</p> <p>The site is close to local services and facilities within Theale. The site area has been reduced to take into account the area of the site within flood zone 2.</p> <p>Access to the site is an issue and would need to be resolved.</p>	<p>The site is not recommended for allocation.</p> <p>There are significant concerns regarding access to the site, as additional land would be required along Blossom Lane to provide adequate access.</p> <p>The site is poorly related to the existing settlement and the landscape assessment states that buffers would be required to the edge closest to the settlement, further separating the site from the existing settlement.</p>
<p>THE002</p> <p>Whitehart Meadow, Theale</p> <p>224 <u>225</u> dwellings (5.6ha at 40dph)</p>	<p>Overall the site has largely neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all giving the site a positive score in terms of sustainability. The site is close to the M4 which, without appropriate mitigation could lead to significant noise and air quality issues and a knock-on effect on sustainability. The site is also at risk from flooding, from a number of sources, which without appropriate mitigation would lead to a negative impact on sustainability. The development of the</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation</p> <p>The site is adjacent to the M4 meaning noise and air quality issues on the site. A pylon is located in the centre of the site.</p> <p>The Environment Agency strongly recommends that this site is not allocated as 90% of the site is in flood zone 2.</p>	<p>The site is not recommended for allocation.</p> <p>A sequential test would be required to allocate the site. Other suitable sites with a lower risk of flooding are available in Theale and across the district, so the Council would be unable to carry out the sequential test.</p>

Table 18 – Summary of Theale Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.			
THE003 North Lakeside, The Green, Theale 42-15 dwellings (1.4ha at 30dph)	Overall the site has largely neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all having a positive impact on sustainability. The Landscape Assessment on the site has indicated that only part of the site would be suitable for development, with significant buffers required to mitigate the impact on the AONB. There is a small risk of surface water flooding on the site, which could have a negative impact on sustainability without appropriate mitigation measures. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term	The site is recommended as an option for allocation The site is well related to the existing settlement, close to local services and facilities within Theale.	The site is recommended as an option for allocation for approximately 15 dwellings The developable area of the site has been reduced in size after a Landscape Assessment was carried out for the site and concluded that only a smaller area of the site would be suitable for development.
THE005 Land at junction 12, Theale 45-50 dwellings (3.86ha at 40dph)	Overall the site has largely neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport. All having a positive impact on sustainability. There are a number of potential negative impacts on sustainability, unless mitigation measures are introduced. The site is close to the M4/A4 motorway junction, which would lead to noise and air quality issues. Development of the site would also reduce the gap between Calcot and Theale which would have an impact on environmental sustainability. Development of a small area of the site	Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term	The site is recommended as an option for allocation for approximately 50 dwellings The site is well related to Theale and close to local services and facilities. Development of a small part if the site reduces the impact on some of the negative factors impacting on the site and would help to improve the pedestrian / cycle route along High Street between Theale	The site is not recommended for allocation The Council cannot carry out the required sequential test as other sites, with a lower flood risk, are available in the area. Therefore, the site cannot be allocated for development.

Table 18 – Summary of Theale Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	adjacent to Theale itself would help to mitigation these impacts, along with other mitigation measures that could be considered. Flood risk is an issue on the site and could have a negative impact on sustainability without appropriate mitigation measures. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.		and Calcot.	
THE009 Field between A340 and The Green 125–70 dwellings (3.17ha at 30dph)	Overall the site has largely neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport, all of which have a positive impact on sustainability. The Landscape Assessment on the site has indicated that only part of the site would be suitable for development, with significant buffers required to mitigate the impact on the AONB. The site is adjacent to the AONB, meaning there could be a negative impact on the character of the landscape and environmental sustainability. Mitigation measures should reduce this impact. The site is also at risk from flooding, with some evidence of flooding having taken place. Flooding can impact negatively on sustainability, but mitigation measures work to reduce this impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term	The site is recommended as an option for allocation The site is close to local services and facilities in Theale. There are no significant issues on the site that could not be overcome.	The site is recommended as an option for allocation for approximately 70 dwellings The developable area of the site has been reduced in size after a Landscape Assessment was carried out for the site and concluded that only a smaller part of the site would be suitable for development.

Site selection summary

The SA/SEA shows that all the sites are likely to have a predominantly neutral effect on sustainability. None of the sites have any significantly negative impacts. [At preferred options four sites were recommended as options for development \(THE001, THE003, THE005 and THE009\), with one](#)

site being rejected (THE002). Following the preferred options consultation two sites are recommended for allocation (THE003 and THE009) but for a smaller amount of development, with THE001 and THE005 being rejected.

THE001 was a preferred option, but is no longer recommended for allocation. While the SA/SEA does not show any significant effects on sustainability, there are a number of concerns regarding access to the site and the relationship of the site to the existing settlement of Theale. There is limited scope for improving the accessibility to the site along Blossom Lane, without acquiring third party land. The Landscape Assessment carried out for the site states that part of the site would be suitable for development, but requires landscaping on the boundaries of the site, inducing the boundary with the existing open space to the south of the site. Therefore, the site, which is already detached from the existing residential development, would be further removed and screened from the settlement.

THE002 was not has not been recommended for allocation at preferred options and that remains the recommendation. due to the site's location adjacent to the M4 and the fact that high voltage cables cross the site, with a pylon located in the centre of the site. The SA/SEA indicates a number of potential negative sustainability impacts in terms of potential for air and noise pollution, due to the proximity of the site to the M4 and flood risk on the site. The Environment Agency has strongly recommended that the site is not allocated as 90% of the site is located within flood zone 2. If the site was to be allocated then a sequential test would be required, but as other suitable sites are available for development the Council would be unable to carry out this assessment. It is noted that the site promoter has lodged a flood map challenge with the Environment Agency, but no changes have been made to the flood zones at this time. In line with the sequent approach other sites, where there is no flood risk, or a lower risk of flooding, are considered for allocation before sites where there is a risk of flooding. High voltage cables also cross the site, with a pylon located in the centre of the site. While this is not a showstopper in terms of actually preventing development it does result in an amenity impact that other sites in the area do not have.

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

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

THE003 was a preferred option and part of the site is recommended for allocation. The SA/SEA does not show any significant sustainability impacts, and overall the effect is considered to be predominantly neutral. Landscape assessment work carried out on the site indicates that part of the site is suitable for development, with adequate mitigation being provided to protect the setting of the AONB. The landscape assessment requires a 10m buffer to the lake, which significantly reduces any potential flood risk on the site.

Part of THE005 was a preferred option, but is no longer recommended for allocation. The SA/SEA does not highlight any significant sustainability issues, although there are a number of potential impacts due to the location of the site adjacent to the M4 and A4 and the flood risk on the site. The

site is largely located within flood zone 2, with a small part of the site in flood zone 3. The Environment Agency requires any allocation for development in a flood zone to be subject to a sequential test. Other suitable sites are available across the District and therefore, the sequential test cannot be carried out.

THE009 was a preferred option and part of the site is recommended for allocation. The SA/SEA does not highlight any significant negative effects. The site is located within the setting of the AONB, and therefore, there would be a potential negative effect on environmental sustainability in terms of the impact on the setting of the AONB. Landscape Assessment work states that approximately half of the site would be suitable for development, with the remaining western part of the site being retained as an open landscape buffer between the edge of the village and Englefield Park. With the mitigation proposed, including the smaller site area it is unlikely that there would be a negative impact on the AONB.

7.2.3 East Kennet Valley Spatial Area

7.2.3.1 Burghfield Common

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

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

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

13 sites were promoted through the SHLAA process and 10 of these sites were assessed to be potentially developable within the SHLAA. Two were ruled out through the automatic exclusion part of the site assessment criteria because of significant environmental constraints (BUR003) and poor relationship to the settlement (BUR009). A further site was taken out of the site selection process (BUR017) because it falls within the settlement boundary ~~where there is a presumption in favour of development~~ it and has planning permission (14/03422/FLUEXT). Another site was subsequently withdrawn. The remaining 9 sites were considered reasonable alternatives for development and so a SA/SEA was undertaken on these sites to inform the site selection work and the subsequent selection of preferred options. The consultation on the preferred options, and further technical work has informed which sites will be taken forward for allocation in the proposed submission DPD.

Two sites were submitted through the preferred options consultation. One was automatically excluded as it is not adjacent to the Burghfield Common settlement boundary, and would result in development of a scale not in keeping with the role and function of the rural service centre (BUR018). The second site, originally formed part of BUR002, but the landowners have requested that the site be considered independently as part of the settlement boundary review (BUR019) rather than as part of BUR002. The site was promoted for up to 4 dwellings, and therefore, was automatically excluded from the site selection process.

The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward [for allocation as well as setting out the recommendation from the](#) as preferred options [stage](#).

[Preferred Options consultation responses:](#)

- [Burghfield Common – 14 responses](#)
- [BUR002, 002A, 004 – 554 responses, 91% template](#)
- [BUR015 – 284 responses, 87% template](#)
- [Rejected Sites – 2 general responses](#)
 - [BUR005 – 1 response](#)
 - [BUR007 – 1 response](#)
 - [BUR008 – 2 responses](#)
 - [BUR011 – 1 response](#)

Table 19 Summary of Burghfield Common Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification for proposed submission
<p>BUR002 (includes BUR002A & BUR004)</p> <p>Land to the rear of The Hollies Nursing home, Reading Road</p> <p>75 dwellings (2.5ha at 30dph) 60 dwellings</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site would have a positive impact on sustainability in terms of access to local services and facilities, including access to the countryside. The site is not at risk from flooding, which gives a positive impact on all elements of sustainability. Without mitigation measures the site could have a negative impact on environmental sustainability in terms of biodiversity and ecology. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: East Kennet Valley</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is recommended for allocation, with BUR002A and BUR004.</p> <p>The site is well related to existing services and facilities, close to local services and facilities. There are no significant issues on the site</p>	<p>The site is recommended for allocation.</p> <p>No additional information submitted at preferred options to change recommendation.</p> <p>The site area has been reduced following confirmation from the site promoters that the developable area will not include the woodland on the site and following the request for part of the site to be removed from the site area (site ref: BUR019)</p>
<p>BUR002A (forms part of BUR002)</p> <p>Land adjacent to Primrose Croft, Reading Road, Burghfield Common</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site would have a positive impact on sustainability in terms of access to local services and facilities, including access to the countryside. There is potentially a negative impact from the site being Greenfield. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: East Kennet Valley</p> <p>Duration: Permanent</p> <p>Timing: Short to</p>	<p>The site is recommended for allocation, with BUR002 and BUR004.</p> <p>The site is well related to existing services and facilities, close to local services and facilities. There are no significant issues on the site</p>	<p>The site is recommended for allocation as part of BUR002.</p> <p>No additional information submitted at preferred options to change recommendation</p>

Table 19 Summary of Burghfield Common Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification for proposed submission
25 6 dwellings (0.86 at 30dph)	the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Long term		
BUR004 Land opposite 44 Lamden Way, Burghfield Common 10 dwellings (0.32ha at 30dph).	Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site would have a positive impact on sustainability in terms of access to local services and facilities, including access to the countryside and for opportunities to use walking, cycling and public transport. The site is not at risk from flooding, which is also positive in terms of sustainability. There are potentially negative impacts from the site being greenfield. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	The site is recommended for allocation, with BUR002 and BUR002A. The site is well related to existing services and facilities, close to local services and facilities. There are no significant issues on the site.	The site is recommended for allocation as part of BUR002. No additional information submitted at preferred options to change recommendation
BUR005 Land between Reading Road and Gully Copse, Burghfield Common 70 4 dwellings (2.35ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is quite close to local services and facilities, although is on the very edge of the village. There are opportunities for walking, cycling and using of public transport. The extension of the village outside the existing building line could have a negative impact on social sustainability, but changing the character of the village.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site is not as well related to the existing settlement pattern as other sites within the village. Development of the site would extend the village well beyond the existing building line	The site is not recommended for allocation. No additional information submitted at preferred options to change recommendation
BUR006 Land adjacent to Bolt Hole, Hollybush Lane,	Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site will have positive impacts in relation to access to local services and facilities and opportunities for walking, cycling and public transport. There are potential negative	Effect: Predominantly neutral Likelihood: High Scale: East	The site is not recommended for allocation. The site is well related to the village, close to the infant and secondary schools as well as other local facilities. However,	The site is not recommended for allocation. No additional information submitted at preferred options to change recommendation

Table 19 Summary of Burghfield Common Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification for proposed submission
Burghfield Common 60 58 dwellings (1.92ha at 30dph)	impacts on environmental sustainability in relation to protected species on the site, mitigation measures would be required to minimise this impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Kennet Valley Duration: Permanent Timing: Short to Long term	development of the site would extend the village to the west, and without other neighbouring sites being developed this would extend the village's building line. The site is unpopular locally and other sites within the village are seen as preferable to this one.	
BUR007 Land adjoining Man's Hill, Burghfield Common Firlands Farm, Hollybush Lane, Burghfield Common 600 dwellings (20ha at 30dph) 300 dwellings	Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is well related to the existing settlement with good access to local services and facilities which has a positive impact on sustainability. Opportunities for walking, cycling and public transport are also positive in terms of sustainable travel. There are potential negative impacts on environmental sustainability in relation to protected species on the site. Mitigation measures would be required to minimise this impact. There is a negative impact on sustainability as the site is greenfield. Mitigation measures, including good design methods, would help to reduce this impact. The site as a whole is very large, and so in many cases the level of the impact would depend on the size of development taking place. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site is well related to the village, close to the infant and secondary schools as well as other local facilities. However, development of this site would extend the village to the west. Development potential on the site is greater than is required for Burghfield Common, as a Rural Service Centre within the Settlement Hierarchy. The site is unpopular locally and other sites within the village are seen as preferable to this one.	The site is not recommended for allocation. No additional information submitted at preferred options to change recommendation Development of the whole site is not considered of an appropriate scale of development for the role and function of Burghfield Common as a rural service centre. Despite submitting a planning application for up to 129 dwellings (revised to 90 dwellings on appeal) the site promoter has made it clear they would like to see up to 300 dwellings on the site. Part of the site has been granted planning permission for up to 90 dwellings on appeal. The Council are challenging the decision.

Table 19 Summary of Burghfield Common Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification for proposed submission
<p>BUR007A Firlands Farm, Hollybush Lane, Burghfield Common</p> <p>Planning application 14/01730/OUT MAJ for 129 dwellings. Refused, allowed on appeal for up to 90 dwellings (July 2015).</p>	<p><u>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</u></p> <p>The site is well related to the existing settlement with good access to local services and facilities which has a positive impact on sustainability. Opportunities for walking, cycling and public transport are also positive in terms of sustainable travel. There are potential negative impacts on environmental sustainability in relation to protected species on the site. Mitigation measures would be required to minimise this impact. There is a negative impact on sustainability as the site is greenfield. Mitigation measures, including good design methods, would help to reduce this impact. The site as a whole is very large, and so in many cases the level of the impact would depend on the size of development taking place, a smaller site will obviously have less of a negative impact than a larger one. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term</p>	<p>Smaller site submitted for consideration through Preferred Options consultation.</p>	<p>The site is not recommended for allocation. Other sites in Burghfield Common are seen as preferable by the local community. There is strong opinion that this site should not be developed.</p> <p>Despite being submitted as a smaller site for consideration following the preferred options consultation the site promoter has made it clear they would like to see up to 300 dwellings on the site. Development of this scale would be out of keeping with the role and function of Burghfield Common in the settlement hierarchy.</p> <p>The site has been granted planning permission for up to 90 dwellings on appeal. The Council are challenging the decision.</p>
<p>BUR008</p> <p>Land adjoining Man's Hill, Burghfield Common</p> <p>315 dwellings (10.5ha at 30dph).</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects, although there are both a number of positive and negative impacts as a result of development.</p> <p>The site is close to local services and facilities within the village, and would provide opportunities for walking, cycling and public transport. Negative sustainability issues exist in relation to Road Safety, impact on landscape and the built environment, as well as being a greenfield site at risk of flooding. Mitigation measures would reduce some of the</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation. The site is located on the edge of Burghfield, extending out into the countryside. The site is rural in nature and development would have an impact on the landscape character and the character of the built environment.</p>	<p>The site is not recommended for allocation. No changes to justification from preferred options stage.</p> <p>The potential for a smaller scale development was not promoted through the Preferred Options consultation, but subsequent planning application received (Aug 2015) so a smaller site</p>

Table 19 Summary of Burghfield Common Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification for proposed submission
<p>Planning Application 14/00962/OUT MAJ for 240 dwellings pending consideration (July 2014) refused and dismissed on appeal (Mar 15).</p> <p>14/03001/OUT MAJ for 197 dwellings refused (Feb 15).</p>	<p>impact on sustainability in some of these areas.</p> <p>The site is close to local services and facilities within the village, and would provide opportunities for walking, cycling and public transport. Negative sustainability issues exist in relation to Road Safety, impact on landscape and the built environment, as well as being a greenfield site at risk of flooding. Mitigation measures would reduce some of the impact on sustainability in some of these areas.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>		<p>Development of the whole site is out of keeping with the village's role and function within the settlement hierarchy and other sites within Burghfield Common are considered to be better related to the existing settlement.</p>	<p>area has been assessed separately as BUR008A.</p>
<p>BUR008A</p> <p>Land to the south of Man's Hill, Burghfield Common, RG7 3BD</p> <p>Planning Application 15/02019/OUT MAJ for 70 dwellings pending consideration (September 2015)</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects, although there are both a number of positive and negative impacts as a result of development.</p> <p>The site is close to local services and facilities within the village, and would provide opportunities for walking, cycling and public transport. Negative sustainability issues exist in relation to Road Safety, impact on landscape and the built environment (as the site is not adjacent to the existing settlement), as well as being a greenfield site at risk of flooding. Mitigation measures would reduce some of the impact on sustainability in some of these areas.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: East Kennet Valley</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>Smaller site submitted as planning application in August 2015.</p>	<p>The site is not recommended for allocation.</p> <p>The site is poorly related to the existing settlement, separated by a wooded area and not adjacent to the existing settlement boundary.</p> <p>It is likely that this would form phase 1 of a larger site to come forward on the north of Mans Hill (the rest of BUR008) in the future. This smaller site was not promoted through the preferred options consultation.</p>

Table 19 Summary of Burghfield Common Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification for proposed submission
	development in the longer term.			
<p>BUR011</p> <p>Benhams Farm, Hollybush Lane, Burghfield Common</p> <p>80 79 dwellings (2.63ha at 30dph)</p> <p>Planning Application 14/01395/FULD for demolition and construction of 2 dwellings with access Approved (Sept 2014)</p> <p>Planning Application 15/01698/OUT D for 3 dwellings pending consideration (Aug 2015)</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are no significant sustainability issues on this site. The site is close to local services and facilities, with opportunities for walking, cycling and public transport, this has a positive impact on sustainability. Development of the site could lead to a negative impact on environmental sustainability unless suitable mitigation measures are introduced. The site is greenfield, and will be likely to increase greenhouse gas emissions, which both have a negative impact on sustainability. Mitigation measures such as good design techniques would help to mitigate this impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: East Kennet Valley</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>Development of the site would extend the village to the west, and would not be that well related to the existing settlement, as it would change the character of the existing settlement pattern. Other sites within the village are better related to the existing settlement pattern.</p>	<p>The site is not recommended for allocation</p> <p>A number of planning applications have been submitted for parts of this site in the last two years. An application for 2 dwellings has been granted permission, which would provide access into the site. Several subsequent applications have been submitted and are either at appeal or pending consideration.</p> <p>The most recent applications proposed access from a private drive, which would not support further development on the site and prevent access being provided to the remainder of the site as no alternative access is available. Therefore, there are significant deliverability concerns regarding this site as a result of its planning history.</p>
<p>BUR015</p> <p>Land adjoining Pondhouse</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The SA/SEA does not highlight any significant sustainability</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood:</p>	<p>The site is recommended for allocation for approximately 100 dwellings.</p> <p>The site is well related to the</p>	<p>The site is recommended for allocation for approximately 100 dwellings.</p> <p>There are no significant issues</p>

Table 19 Summary of Burghfield Common Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification for proposed submission
Farm, Clay Hill Road, Burghfield Common 287 dwellings (9.56ha at 30dph) <u>Approx. 100 dwellings</u>	issues. The site is close to local services and facilities with opportunities for walking, cycling and public transport all of which have a positive impact on sustainability. There is a potential negative impact on environmental sustainability without appropriate ecological mitigation measures. <u>The site is greenfield which has a negative impact on environmental sustainability. Mitigation measures such as good design techniques would help to mitigate this impact. Housing development contributes towards economic sustainability during the construction stage of the site and through the lifetime of the development as it will provide a workforce and increased population using local economies. Housing development contributes towards economic sustainability in the short term during the construction stage of the site it is not seen to promote key business sectors and business development in the longer term. Development of this site would result in the loss of agricultural land. The land owner has stated that mitigation in the form of additional land elsewhere close to the farm could be provided if required, however, this gives an uncertain sustainability impact.</u>	High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	existing settlement, close to local services and facilities. There are no significant issues on the site.	<u>on the site, and development of part of the site is considered appropriate.</u>

Site selection summary

No significant changes have been made to the SA/SEA assessment itself as a result of the consultation; however the comments have provided further information about the sites which has helped to refine the details of the sites proposed for allocation.

Following the preferred options consultation two sites are recommended for allocation, with six sites being rejected. One site has been granted planning permission on appeal since the preferred options consultation, although the Council are challenging the decision.

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

BUR005 and **BUR008** are not considered suitable for development because they are not as well related to the settlement pattern as other sites in Burghfield Common (for example BUR002, BUR002a, BUR004 and BUR015) and development would extend the village well beyond the existing building line. Furthermore, site BUR008 is rural in nature and development would have an impact on the landscape character and the character of the

built environment. Development of the whole site would be out of keeping with the village's role and function within the settlement hierarchy. This would have a negative impact on the character of the built environment, with a possible negative effect on environmental sustainability. However, careful design and smaller site areas could reduce the impact.

BUR008 lies within an area of surface water flood risk. As highlighted in the table above, flooding has the potential to impact upon all elements of sustainability, and mitigation includes choosing sites that are not at risk of flooding. BUR002, BUR002a, BUR004, BUR005, BUR006, BUR009, BUR011 and BUR015 are not at risk of flooding. There are access concerns with BUR008; however these can be mitigated against by way of road impacts thus reducing the negative environmental effect. It is for these reasons that BUR005 and BUR008 are not recommended for allocation. [A planning application was submitted for BUR008, refused and dismissed on appeal \(March 2015\). An application for a smaller site has now been submitted \(August 2015\). The reasons for rejecting the site are considered to be the same whether the whole site, or part of the site is considered for development.](#)

BUR006, BUR007 and **BUR011** have a number of positive effects – they are well related to the existing settlement and close to local facilities. However development would extend the village to the west, well beyond the existing building line, resulting in a negative impact on the character of the built environment, with a possible negative effect on environmental sustainability. Whilst mitigation could reduce the impact to some degree, to overcome the out of keeping extension to the west, additional sites to the west would need to be found. There is a further negative effect on environmental sustainability due to the presence of protected species on both BUR006 and BUR007 and a wetland on BUR011, although mitigation would reduce the impact. BUR007 is at risk of surface water flooding. It is for these reasons that the sites are [not reasonable alternatives for considered unsuitable for development and are not being recommended for allocation. Planning permission has been granted on appeal for part of BUR007 however, this is currently being challenged by the Council. Through the preferred options consultation the site promoters requested that the smaller site area be considered. The smaller site was reassessed for the planning appeal, and did not show any significant differences from the consideration of the whole site. As the appeal outcome is being challenged, it is necessary to assess the smaller scheme.](#)

BUR002, BUR002A, BUR004 and **BUR015** have been recommended for allocation and have a number of positive impacts in terms of sustainability due to their location close to local services and facilities. ~~All four sites~~ [None of the sites](#) are not at risk of flooding, which ~~has~~ [gives](#) a neutral impact upon sustainability. There are potential negative environmental sustainability impacts on all sites in relation to the greenfield nature of the sites. Furthermore, BUR002 and BUR015 have potential negative environmental sustainability impacts as a result of ecology constraints; however mitigation measures can reduce the impacts. [The site promoters for BUR002/002A/004 have confirmed that no development would take place on the wooded parts of the site, which will help to further reduce the potential negative impact on environmental sustainability. The development potential for BUR002/002A/004 has been reduced to take into account the need to preserve the existing woodland on the site.](#)

[BUR019 was originally promoted as part of BUR002, 002A, 004, but at preferred options the site promoter requested that the site be excluded from the larger group and considered as part of the settlement boundary review. The site has a development potential of less than 5 dwellings, and meets the settlement boundary review criteria, and therefore, will be included within the settlement boundary.](#)

7.2.3.2 Mortimer

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

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

Stratfield Mortimer Parish Council are producing a Neighbourhood Plan.

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

[The Preferred Options consultation asked for comments on two options for allocating sites in Mortimer.](#)

- [Option 1, through the Neighbourhood Development Plan \(NDP\).](#)
- [Option 2 where the Council would allocate the site/s, with two preferred options sites to be considered if the Council were to allocate sites](#)

[The consultation responses gave significant support for the allocation of sites to come through the NDP.](#)

[The Council propose to allocate Mortimer Parish Council, approximately 110 dwellings, allowing them to choose the specific site to allocate through the NPD. At this stage the Council do not proposed to allocate a site in Mortimer. However, should the NDP not come forward within 2 years of the adoption of the DPD, the council would look to step in and allocate a site or sites within the village.](#)

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

[Preferred Options consultation responses:](#)

- [Mortimer General – 36 responses](#)
- [MOR005 – 12 responses](#)
- [MOR006 – 29 responses](#)
- [Rejected sites – 7 responses](#)

Table 20 Summary of Mortimer Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
MOR001	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any	Effect: Predominantly	The site is not recommended for allocation.	Mortimer's NDP will allocate a site, or sites, for development.

Table 20 Summary of Mortimer Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
Land at Kiln Lane, Mortimer 150 4 dwellings (5.04ha at 30dph)	significant sustainability effects, whether the development potential is assessed as 150 as in the original assessment or for the 110 dwellings promoted by the site promoter. Development could have a negative impact on the character of the landscape as it is surrounded by countryside on three sites. Mitigation would be required to minimise this impact. There are a number of positive impacts on sustainability due to the site's location in relation to accessibility to local services and facilities. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term.	Other sites within the village are close to local services and facilities. Development of this site would have an impact on the character of the landscape as it is surrounded by countryside on three sites. The site is within Flood Zone 1. Additionally, there is an area of surface water flood risk adjacent to the site	
MOR005 Land Adjoining West End Road, Mortimer 47-50 dwellings (1.57ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site scores positively in relation to the promotion of active, healthy lifestyles as it is close to local services and facilities. The southern part of the site is an area of surface water flood risk which could have a negative impact on any development that may take place on the site, without appropriate mitigation provided. There is also a potentially negative impact on biodiversity and geodiversity unless appropriate mitigation is provided. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term.	The site is recommended for allocation. The site is well related to the existing settlement, close to local services and facilities. There are no significant issues on the site. The site is within FZ1. While the site is at risk from surface water flooding, there is no evidence of the site flooding. A FRA would be required, with appropriate mitigation including SUDs.	Mortimer's NDP will allocate a site, or sites, for development.
MOR006 Land to the south of St John's	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. Due to its central location within the village the site scores positively in relation to opportunities for walking and cycling and healthy, active lifestyles. There is potential for flood risk	Effect: Predominantly neutral Likelihood: High Scale: East	The site is recommended for allocation. The site is located to the south of Mortimer, surrounded by residential development on three sites. Close to local services and	Mortimer's NDP will allocate a site, or sites, for development.

Table 20 Summary of Mortimer Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
Church of England Schools, Victoria Road, Mortimer 477-110 dwellings (5.89ha at 30dph)	on the site, which could have a negative impact unless appropriate mitigation measures are implemented. Mitigation would also be required in terms of ecology and biodiversity to ensure there would not be a negative impact on environmental sustainability. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Kennet Valley Duration: Permanent Timing: Short to Long term	facilities within the village. Access issues would need to be resolved.	
MOR008 Land at north east corner of Spring Lane, Mortimer 15 dwellings (0.5ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. There are a number of positive impacts as the site is close to local services and facilities and well related to existing development. The main negative impact of the site is that there is a risk and history of surface water flooding. Mitigation measures could help to reduce this risk. The NPPF sequential test requires that where there are options without a risk of flooding these are considered before sites with a risk of flooding. Development without appropriate mitigation could also have a negative impact on ecology and biodiversity. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. While the site is well related to existing services and facilities and well related to existing development surface water flooding is a concern. There are other sites within the village which do not have the same level of flood risk, or history of flooding which are considered more appropriate for development in line with the sequential approach.	Mortimer's NDP will allocate a site, or sites, for development.

Site selection summary

[It has been agreed that the allocation of sites in Mortimer will be done through the Neighbourhood Development Plan. Therefore, there is no need for the council finalise the site selection process as this will be done through the NDP.](#)

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

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

MOR006 is near to a site with Great Crested Newts, so an extended phase 1 habitat survey will be required. Parts of MOR005 and MOR006 are within areas at risk from surface water flooding – the southern half of MOR005 and two narrow sections of MOR006. There is no evidence of flooding on MOR006, but with appropriate design and mitigation measures, including SUDs, this impact would be minimised.

MOR001 was not considered suitable for development because of the impact that development would have upon the character of the landscape, with a possible negative effect on environmental sustainability. For this reason the site was not considered suitable for allocation, particularly because there are sites in Mortimer that would have a lesser impact on the landscape. The site also has a potential negative effect on environmental sustainability because it is a greenfield site, however all of the potentially developable sites in Mortimer are greenfield.

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

7.2.3.3 Aldermaston

Aldermaston is one of West Berkshire's service villages and sits within the East Kennet Valley spatial area. One of the Atomic Weapons Establishment sites is located in Aldermaston, therefore, the village is located within the inner consultation zone. The presence of AWE limits the development potential in the village, despite the village being designated as a service village in the Core Strategy.

Three sites were promoted through the SHLAA process, none of which were assessed as potentially developable. One site already had planning permission, and the other two were assessed as not currently developable, due to their proximity to AWE.

Therefore, no sites in Aldermaston are recommended for allocation.

7.2.3.4 Woolhampton

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

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

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

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

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

The table below outlines the findings of the site specific SA/SEAs and details, [from the preferred options and](#) whether or not the sites are being taken forward [for allocation](#). as preferred options.

[Preferred options consultation responses:](#)

- [Woolhampton general – 4 responses](#)
- [WOOL001 – 12 responses](#)
- [WOOL006 – 11 responses](#)
- [Rejected sites – 2 responses](#)

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
WOOL001 Land north of Bath Road, Woolhampton 20 dwellings (0.66ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. There are no significant sustainability effects on the site, and in many cases development on this site will not have an impact on the sustainability objectives. The proximity of the site to local services and facilities will bring sustainability benefits – the site will encourage active healthy lifestyles and opportunities for walking, cycling and public transport. The site could potentially have a negative impact on environmental sustainability in terms of biodiversity unless appropriate mitigation measures are provided to protect the adjacent designated areas. The proposals for the site have taken this into account, so it is anticipated that this potential negative impact would be neutralised with mitigation. The	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	The site is recommended as an option for allocation (as an alternative to WOOL006). The site is well related to the existing development in Woolhampton, close to local services and facilities. There are no significant issues with the site. Potential negative impacts in relation to biodiversity and noise and air pollution, but this can be overcome and neutralised with mitigation measures.	The site is not recommended for allocation. The site is not the preferred option of the Parish Council, and is adjacent to ancient woodland. While this could be mitigated it is not a restriction faced by the other site considered for allocation.

Table 21 Summary of Woolhampton Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	site's proximity to the A4 gives another potential negative impact on social sustainability in terms of air and noise pollution. With appropriate mitigation it is likely that this impact would be required. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.			
WOOL002 Station Yard, Woolhampton 40 dwellings (0.33ha at 30dph) <5 dwellings.	Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities offering positive effects in terms of sustainability and scores positively in terms of health, active lifestyles and opportunities for walking, cycling and public transport. The site is also previously developed land and development of the site could result in an improvement to the soil quality and general character of the area surrounding the site. However, there are potential negative impacts due to the site's location within flood zone 2 and the proximity to the railway line. Flooding has the potential to impact on all elements of sustainability, and air and noise pollution can impact on environmental and social sustainability. Mitigation measures would need to be considered to reduce the impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	The site is not considered suitable for allocation. While the site is well related to the existing settlement and close to local services and facilities. Access to the site and the risk of flooding mean that the site is not considered suitable for allocation	The site is recommended for inclusion within the settlement boundary. Taking into account the restricted access to the site and flood risk, there is limited development potential on the site, which means that site is too small for allocation. However, the site does meet the criteria to be included within the settlement boundary.
WOOL003 Land adjoining Woolhampton allotment, Bath Road,	Overall the site is likely to have a negative effect on sustainability. Overall the site is likely to have a neutral effect on sustainability; however the effect on sustainability with flooding is shown to be significantly negative. There is a history of flooding on the site. Mitigation measures could help	Effect: Negative Likelihood: High Scale: East Kennet Valley	The site is not considered suitable for allocation. Most of the site is at risk from flooding, either in flood zone 2 or 3. There is a history of flooding on the site. Other sites	The site is not recommended for allocation. The reasons remain the same as at preferred options stage. The council would be unable to carry out the required

Table 21 Summary of Woolhampton Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
Woolhampton 42 ¹⁰ dwellings (0.4ha at 30dph)	to reduce the risk of flooding, but they are unlikely to be able to neutralise the impact. While the site scores positively on healthy, active lifestyles and opportunities for walking, cycling and public transport the risk of flooding outweighs the positive impacts the site could have. There are other sites within Woolhampton that are not within flood zone 3 that will be considered for development over and above this site. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Duration: Permanent Timing: Short to Long term	within Woolhampton are not at risk from flooding and therefore are considered more suitable sites for allocation in line with the NPPF.	sequential test for the site as there are other sites within Woolhampton that are not within a flood zone.
WOOL005 Land adjacent to Victoria Park, Woolhampton 44 ¹⁰ dwellings (0.36ha at 30dph)	Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site. The site gives opportunities for active, healthy lifestyles due to its proximity to local services and facilities and to the open countryside and canal. The site is well served by public transport, with both bus and train services stopping in the village. All these have a positive impact on sustainability. The location of the site adjacent to the A4 could have a negative impact on social and environmental sustainability. With mitigation and good design this impact could be minimised. The site is also within flood zone 2 and in an area of surface water flood risk, flooding can have a negative impact on all elements of sustainability. Appropriate mitigation can help to reduce this risk, as can considering sites where there is no risk of flooding before those where there is a risk. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	The site is not considered suitable for allocation. The site is not immediately adjacent to the settlement boundary and therefore is poorly related to the existing residential area	The site is not recommended for allocation. The reasons for rejection at Preferred Options still stand. The council would be unable to carry out the required sequential test for the site as there are other sites within Woolhampton that are not within a flood zone.
WOOL006	Overall the site is likely to have a predominantly neutral	Effect:	The site is recommended as	The site is recommended for

Table 21 Summary of Woolhampton Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>Land to the north of the A4, Woolhampton</p> <p>65 dwellings (2.2ha at 30dph)</p> <p>30 dwellings</p>	<p>effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site.</p> <p>The site is sustainable in terms of access to local services and facilities including the open countryside for supporting an active, healthy lifestyle and access to education and employment. There are opportunities for walking, cycling and public transport. The site's location next to the A4 means that there could be a negative impact on sustainability in relation to air quality and noise pollution, without appropriate mitigation and design. The site is not at risk from flooding which scores neutrally in terms of sustainability. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>	<p>Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: East Kennet Valley</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>an option for allocation (as an alternative to WOOL001).</p> <p>The site is well related to the existing settlement, close to local services and facilities. Development of the whole site would be out of keeping with the role and function of the village within the settlement hierarchy. Potential negative impacts in relation to noise and air pollution, but this can be overcome through mitigation measures.</p>	<p>allocation.</p> <p>Consultation indicated that this was the parish Council's preferred option for development along the A4 (running east/west) rather than north/south. This also takes into account the oil pipeline that runs across the north of the site, ensuring that development would not prevent access to the pipeline should it be required.</p> <p>Approximately half the site is proposed for development for approximately 30 dwellings. This is considered to be an appropriate amount of development for a service village such as Woolhampton and no additional allocations are necessary.</p>

Site selection summary

[No significant changes have been made to the SA/SEA assessment itself as a result of the consultation; however, the comments have provided further information about the sites which has helped to determine the details of which site is to be allocated.](#)

[Following the preferred options one site is recommended for allocation, with three sites rejected and one site recommended for inclusion within the settlement boundary.](#)

The SA/SEAs of the specific sites for Woolhampton highlighted that four sites (WOOL001, WOOL002, WOOL005 and WOOL006) had predominantly neutral effects with no significant effects. A fifth site,

WOOL003 was appraised to have a negative effect because of a significant risk of flooding on half of the site (Flood Zone 3). Whilst mitigation could help minimise the risk, it would not neutralise the impact. [For this reason the site was not recommended for allocation.](#) Officers therefore,

recommended that WOOL003 was not recommended as a preferred option for allocation, and when discussed with Members at a meeting of Planning Policy Task Group on 6 June 2014, this recommendation was supported. The Environment Agency requires that any site recommended for allocation that is within a flood zone is supported by a sequential test. As alternative options are available in Woolhampton outside the flood zones the Council would be unable to carry out the sequential test for this site. Comments were received from the site promoter as part of the preferred options stating that during the January/February 2014 floods the site did not flood, but this does not change the fact that much of the site is at risk from flooding, and a sequential test would be required for the site to be allocated.

WOOL002 and WOOL005 are also at risk from flooding, being within Flood Zone 2. The SA/SEA indicates a potentially negative impact on all elements of sustainability as a result. While mitigation could be provided to reduce the impact, a sequential test would need to be carried out prior to the allocation of the sites, and as above the Council are unable to carry out a sequential test as there are alternative suitable sites outside the flood zones which can be allocated. It is acknowledged there were some positive effects with WOOL005 in relation to healthy, active lifestyles and opportunities for walking, cycling and public transport, the negative effect of the flooding outweighed the positive effects.

The main difference that separates out sites WOOL001, WOOL002, WOOL005 and WOOL006, is that WOOL002 and WOOL005 Flood Zone 2, and WOOL005 also falls within an area at risk of surface water flooding. As highlighted in the table above, Flooding has the potential to impact upon all elements of sustainability, and mitigation includes choosing sites that are not at risk of flooding. Although

Both WOOL001 and WOOL006 are not at risk of flooding and this has a neutral impact upon sustainability. The risk of flooding coupled with the lack of access and potential contamination of site WOOL002 and the poor relationship of WOOL005 to the settlement boundary led officers to not recommend sites WOOL002 and WOOL006 for allocation. This recommendation was supported by Members at a meeting of Planning Policy Task Group on 6 June 2014.

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

Following the consultation WOOL006 comes out as the preferred site for allocation. The Parish Council support the allocation of the site, although request that the developable area of the site is re-orientated to run east-west along the A4, rather than north-south as proposed in the DPD (a view supported by the site promoter). It is thought that extending development along the A4, could help to improve the road safety in the village, by increasing the urban edge along this section of the A4 and slowing traffic down on the approach to the village centre. The re-orientation would also mean that there would be no impact on the oil pipeline that runs across the top of the site, and would also leave a large proportion of the site as green

infrastructure. The consultation raised concerns over the potential impact of development at WOOL001 on flooding of the properties on the opposite site of the A4, due to surface run off along New Road Hill.

WOOL002 is not proposed for allocation, but is recommended for inclusion within the settlement boundary. Access to the site is restricted, and the site is within flood zone 2, therefore, the development potential on the site has been reduced to less than 5 and therefore, would not be allocated. The site meets the criteria for the settlement boundary review, and therefore, will be included within the settlement boundary.

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

7.2.4 AONB Spatial Area

7.2.4.1 Hungerford

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

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

There are a number of important environmental and heritage assets within Hungerford. Two SSSIs run along the Rivers Dun and Kennet, with a SAC also present to the east of the town between the River Kennet and the A4. There are a number of local wildlife sites to the north east of the town. Hungerford Common lies to the east of the town. The town centre and the centre of Eddington village lie within conservation areas with a number of listed buildings.

~~Twenty four~~ 24 sites were identified in the SHLAA and ~~fifteen~~ 15 were assessed as potentially developable. An additional site was submitted after the publication of the SHLAA in December 2013 and this was assessed as potentially developable. Of these, ~~6~~ 8 were ruled out through the automatic exclusion part of the site assessment criteria, because they were either within the existing settlement boundary (HUN017, HUN018), were Protected Employment Areas (HUN008, HUN012, HUN014, HUN023) Landscape Assessment work indicated an unacceptable impact on the AONB (HUN026), or have potential for less than 5 dwellings (HUN021). The remaining ~~9~~ 14 sites were considered reasonable alternatives for development and an SA/SEA was undertaken for all these sites to inform the site selection work and the subsequent selection of preferred options.

Six sites were consulted on as options for development at the preferred options stage, with five sites being considered as a single site (HUN003, HUN005, HUN006, HUN015, HUN020) and HUN007 being considered as the alternative, consultation responses and further technical work has informed which site will be taken forward for allocation in the proposed submission DPD. The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward for allocation as well as setting out the recommendations from the as preferred options stage.

Preferred Options consultation responses:

- [Hungerford General – 11 responses](#)
- [HUN007 – 54 responses](#)
- [HUN003, 005, 006, 015, 020 \(Eddington Sites\) – 44 responses](#)
- [Rejected sites – 9 responses](#)

Table 22 - Summary of Hungerford Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
HUN001 Rear of Westbrook Farmhouse, Smitham Bridge Road 25 26 dwellings (1.31 ha at 20dph)	Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is well located for services, employment and public transport options. There are opportunities for walking and cycling. The site is in close proximity to open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. There are public transport options in Hungerford and the site is within walking distance of the railway station. All of this means that there would be a positive impact on sustainability. A landscape assessment has concluded that the development could be accommodated subject to mitigation/enhancement measures. Water voles are present in the eastern ditch but could be protected with mitigation. The site is located within a groundwater and surface water flooding area. Flood zones 2 and 3 are present along the eastern boundary. Mitigation in the form of SUDs would be required, and the developable area reduced to take into account the flood zones. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: AONB spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. There is potential to consider a more comprehensively planned development along with HUN008, should this become available following review of Protected Employment Areas. The site is located partly within flood zone 2 and 3 and is subject to a risk from groundwater and surface water flooding. Environment Agency advice is not to allocate for development.	The site is not recommended for allocation. There is potential to consider a more comprehensively planned development to the west of Hungerford in the future including HUN008, HUN028 and HUN022, dependent on decisions made about the future role and function of Hungerford through a review of the spatial strategy. Part of the site is within flood zone 2 and 3, although the site promoter has confirmed that no development would take place within the flood zones. Access to the site is currently a concern as Smitham Bridge Road is very narrow.
HUN003	Overall the site is likely to have a neutral effect on	Effect:	This site is recommended for	The site is not recommended

Table 22 - Summary of Hungerford Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>Hungerford Veterinary Centre, Bath Road, Hungerford</p> <p>5 dwellings (0.25ha at 20dph)</p>	<p>sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. The site is previously developed land being part of the grounds of the Veterinary Centre. All of this means that there would be a positive impact on sustainability. A landscape assessment has concluded that the development could be accommodated subject to mitigation/enhancement measures. Any development would require careful design to respect the site's semi-rural location opposite the Kennet Valley and its role as a part of the gateway to Hungerford.</p> <p>There could be negative environmental impacts from the proximity to the A4 but these could potentially be mitigated by good design. There is a potential negative impact due to the proximity of the site to a SSSI and SAC, mitigation measures would be required to reduce this impact, including screening for HRA at planning application stage should the site be allocated. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>	<p>Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>inclusion within the settlement boundary.- Sites at Eddington are considered an alternative to a site to the south of Hungerford.</p> <p>The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. This site is of a scale that would be compatible with adjacent development in Eddington.</p>	<p>for allocation.</p> <p>At preferred options this site was considered alongside four others for comprehensive development to the north of Hungerford.</p> <p>The sites are close to the rivers Kennet and Lambourn SSSI/SAC, with some potential for impact on these protected areas which would require screening for Habitats Regulation Assessment.</p> <p>Transport Assessment work carried out by the Council indicates that traffic levels through Hungerford are likely to be higher as a result of development to the north, due to the distance from Education facilities.</p> <p>Development of the site, independently of other sites in the 'Eddington' group, would be poorly related to the existing settlement at Eddington as it is not adjacent to the current settlement boundary, therefore, it is not considered suitable for inclusion within the settlement boundary.</p>
<p>HUN005</p> <p>Folly Dog</p>	<p>Overall the site is likely to have a neutral/negative effect on sustainability.</p> <p>If the whole site were to be developed there could be a</p>	<p>Effect: Predominantly neutral and</p>	<p>This site to be considered as an option for allocation in the DPD. Sites at Eddington are</p>	<p>The site is not recommended for allocation.</p> <p>Following the preferred options</p>

Table 22 - Summary of Hungerford Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>Leg Field</p> <p>30 49 dwellings (2.45ha at 20dph)</p>	<p>significant negative effect. The landscape sensitivity assessment shows that it would not be appropriate to develop this entire site and any development would need to be limited to the area to the north of the existing development on the A4, rather than extending development eastwards. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. All of this means that there would be a positive impact on sustainability. There could be negative environmental impacts from the proximity to the A4 but these could potentially be mitigated by good design. The proximity of the site to the Kennet and Lambourn SSSI and SAC could result in a negative impact on environmental sustainability. Mitigation measures would be required and HRA screening would be required at planning application stage. Whilst housing development contributes towards economic development in the short term through the construction of the site, is it not seen to promote key business sectors and business development in the longer term.</p>	<p>negative</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>considered an alternative to a site to the south of Hungerford.</p> <p>The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. The landscape assessment states that little harm to the AONB would be created by developing this site, subject to limiting the developable area and appropriate mitigation measures.</p> <p>The town council preference is for sites to the north of Hungerford which will have less impact on town centre congestion.</p>	<p>consultation additional landscape assessment work was carried out which further limits the development potential of the site.</p> <p>The sites are close to the rivers Kennet and Lambourn SSSI/SAC, with some potential for impact on these protected areas which would require screening for Habitats Regulations Assessment.</p> <p>Transport Assessment work carried out by the Council indicates that traffic levels through Hungerford are likely to be higher as a result of development to the north, due to the distance from Education facilities.</p>
<p>HUN006</p> <p>Land at Eddington, Hungerford</p> <p>10 9 dwellings (0.42ha at 20dph)</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site.</p> <p>The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. All of this means that there would be a positive impact on sustainability. The landscape sensitivity assessment points out that the views from Hungerford Common could be impacted and that mitigation in the form of tree planting and</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>This site to be considered as an option for allocation in the DPD. Sites at Eddington are considered an alternative to a site to the south of Hungerford.</p> <p>The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. The landscape assessment states that little harm to the AONB would be</p>	<p>The site is not recommended for allocation.</p> <p>At preferred options this site was considered alongside four others for comprehensive development to the north of Hungerford.</p> <p>The sites are close to the rivers Kennet and Lambourn SSSI/SAC, with some potential for impact on these protected areas which would require screening for Habitats</p>

Table 22 - Summary of Hungerford Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	retention of the existing tree boundary would be needed to reduce the negative impact on the landscape character. There is a potential unknown impact on biodiversity and geodiversity as further assessment work is required on the site to determine whether there are any protected species on the site. The proximity to the Kennet and Lambourn SSSI and SAC means that HRA screening would be required at planning application stage should the site be allocated for development. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.		created by developing this site, subject to appropriate mitigation measures. The town council preference is for sites to the north of Hungerford which will have less impact on town centre congestion.	Regulations Assessment , Transport Assessment work carried out by the Council indicates that traffic levels through Hungerford are likely to be higher as a result of development to the north, due to the distance from Education facilities.
HUN007 Land east of Salisbury Road 100+ dwellings (5.1ha at 20dph)	Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site. The site is well located for services, education and public transport options, although the majority of employment facilities are to the north of Hungerford. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of this means that there would be a positive impact on sustainability. The landscape impact assessment of development on this site shows that it would not be appropriate to develop this entire site, and any design would need to incorporate the suggested mitigation. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Effect: Predominantly neutral Likelihood: High Scale: AONB spatial area Duration: Permanent Timing: Short to Long term	Northern part of the site is recommended as an option for allocation in the DPD. Site is considered an alternative to the sites at Eddington. The site is well located for access to facilities and services in Hungerford, particularly to schools. The landscape assessment states that little harm to the AONB would be created by developing this site, subject to limiting the developable area and appropriate mitigation measures.	The site is recommended for allocation for approximately 100 dwellings on the northern part of the site. Additional transport work carried out indicates that the traffic impact on the High Street would be less as a result of development on this site due to the closer proximity to education facilities. There are fewer potential impacts from this site than the other preferred options site (no environmental impact on SSSI/SAC, no economic impact due to loss of employment). Additionally there is more certainty over the deliverability of this site due to the single ownership.
HUN015	Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not	Effect: Predominantly	This site is recommended for inclusion within the	The site is not recommended for allocation.

Table 22 - Summary of Hungerford Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>Land at Bath Road, Eddington</p> <p>5.7 dwellings (0.33ha at 20dph)</p>	<p>highlight any significant sustainability issues with the site.</p> <p>The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from education facilities. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. All of this means that there would be a positive impact on sustainability. Development would need careful design in accordance with the recommendations of the Landscape Sensitivity Assessment. The site is adjacent to a BOA and SSSI and close to a SAC, mitigation would be required to ensure the potential negative impacts of development are mitigated. HRA screening would be required at planning application stage. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>	<p>neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>settlement boundary. Sites at Eddington are considered an alternative to a site to the south of Hungerford.</p> <p>The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. This site is of a scale that would be compatible with adjacent development in Eddington. Given the scale of potential development it is recommended that inclusion within the settlement boundary could be more appropriate than allocation.</p>	<p>At preferred options this site was considered alongside four others for comprehensive development to the north of Hungerford.</p> <p>The sites are close to the rivers Kennet and Lambourn SSSI/SAC, with some potential for impact on these protected areas which would require screening for Habitats Regulations Assessment.</p> <p>Transport Assessment work carried out by the Council indicates that traffic levels through Hungerford are likely to be higher as a result of development to the north, due to the distance from Education facilities.</p> <p>Following a review of the settlement boundaries, it is not considered that the site meets the criteria to be included within the settlement boundary.</p>
<p>HUN020</p> <p>Hungerford Garden Centre, Bath Road, Hungerford</p> <p>15.47</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site.</p> <p>The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from education facilities. There are, however, opportunities for</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p>	<p>This site to be considered for allocation or inclusion within the settlement boundary. Sites at Eddington are considered an alternative to a site to the south of Hungerford.</p> <p>The site is reasonably well located for services,</p>	<p>The site is not recommended for allocation.</p> <p>At preferred options this site was considered alongside four others for comprehensive development to the north of Hungerford.</p> <p>The sites are close to the rivers</p>

Table 22 - Summary of Hungerford Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>dwelling (0.86ha at 20dph)</p>	<p>walking and cycling. The site is in close proximity to open countryside. The site is previously developed land and there are opportunities for sensitive design to reduce the current visual impacts on this prominent part of the gateway along the A4 into Hungerford. There could be negative environmental impacts from the proximity to the A4 and the SSSI and SAC but these could potentially be mitigated. HRA screening would be required, by good design. Loss of the employment opportunity at the garden centre will have a negative impact on economic sustainability, without an alternative facility being provided (of which there is no evidence to suggest it would be) there is limited scope for mitigation.</p>	<p>Timing: Short to Long term</p>	<p>employment and public transport options. The site is previously developed land. The landscape assessment states that little harm to the AONB would be created by developing this site, and there is potential for reducing the current visual impact.</p>	<p>Kennet and Lambourn SSSI/SAC, with some potential for impact on these protected areas which would require screening for Habitats Regulations Assessment.</p> <p>Transport Assessment work carried out by the Council indicates that traffic levels through Hungerford are likely to be higher as a result of development to the north, due to the distance from Education facilities.</p> <p>Allocation of this site would result in the loss of the garden centre and the employment opportunity that this offers. As the site is currently in this usage, this adds an uncertainty over its deliverability.</p>
<p>HUN021</p> <p>Five Bar and Grill / The Lamb, Charnham Street, Hungerford</p> <p>≤5 dwellings 7 dwellings (0.33ha at 20dph)</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site.</p> <p>The site is well located for services, employment and public transport options, although educational facilities are to the south of Hungerford. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of which gives a positive sustainability impact. The site is at risk from surface water and groundwater flooding, although with suitable mitigation the potential negative sustainability impact should be minimised.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: AONB - Hungerford Duration: Permanent Timing: Short to Long term</p>	<p>The site is recommended to be included within revised settlement boundary.</p> <p>The site is small and development has already taken place on the part of the site within the settlement boundary. The site is close to local services and facilities in the centre of Hungerford.</p>	<p>The site is recommended to be included within revised settlement boundary.</p> <p>The site has been granted planning permission (on appeal) for 2 dwellings and meets the settlement boundary review criteria.</p>

Table 22 - Summary of Hungerford Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>HUN022</p> <p>Land to the west of Salisbury Road, Hungerford</p> <p>55.3 dwellings (2.63ha at 20dph)</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site.</p> <p>The site is well located for services, education and public transport options, although the majority of employment facilities are to the north of Hungerford. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of which give a positive impact on sustainability. The landscape assessment indicates that only part of the site would be suitable for development and a number of mitigation measures would be required to ensure development did not have a negative impact on environmental sustainability.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: AONB - Hungerford Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>The site does not relate as well to the existing residential development as other sites around Hungerford, therefore, other sites are considered more appropriate for allocation</p>	<p>The site is not recommended for allocation.</p> <p>No additional comments were received on this site as part of the preferred options consultation.</p> <p>There is a concern over access to the site, without development of other sites to the west of Hungerford. The proposed access point to the site is within the area of the site assessed as not suitable for development on landscape grounds.</p>
<p>HUN028</p> <p>Land south of Chilton Way, Hungerford</p> <p>75.6 dwellings (3.78ha at 20dph)</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site.</p> <p>The site is well located for services, education and public transport options, although the majority of employment facilities are to the north of Hungerford. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of which give a positive impact on sustainability. The site is located in the AONB; without development in line with the recommendations in the landscape assessment there would be a negative impact on environmental sustainability. The site is not located adjacent to the settlement boundary, meaning without other sites being developed the development of this site would have a negative impact on environmental sustainability. The site is within a groundwater emergence zone. Mitigation measures would be required to ensure there would not be a negative impact on all elements of sustainability.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: AONB - Hungerford Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>The site does not relate as well to the existing residential development as other sites around Hungerford, therefore, other sites are considered more appropriate for allocation</p>	<p>The site is not recommended for allocation.</p> <p>No additional comments were received on this site as part of the preferred options consultation.</p> <p>There are concerns over access to the site, as it relies on access being provided through a neighbouring site (HUN022), which in itself has access issues due to the reduced developable area on landscape grounds</p>

Site selection summary

The main change since the consultation is that the employment related SA/SEA objective has been added back into the SA/SEA assessment for the sites. This is particularly relevant for Hungerford as development of one of the sites would result in the loss of employment should the site be allocated for housing.

The SA/SEA highlights that of the 10 4 sites considered most had a predominantly neutral effect on sustainability. A number of sites (HUN005, HUN007, HUN022-HUN026) would have a significant environmental impact if the whole site that was proposed were to be developed. The Landscape Sensitivity Assessment has indicated that only parts of these sites would be suitable without harm to the landscape of the AONB. As a result of this, reduced site areas have been considered. The Preferred Options DPD made it clear that the two preferred options consulted on were options, from which the most suitable site, following further technical evidence and consultation, would be taken forward. There was no intention that both sites would be allocated for development.

One of the main concerns of residents of Hungerford is the traffic impact of development on the High Street. Transport Assessment work has been carried out looking at the impact of traffic based on current travel to work/school patterns, which indicates HUN007 is likely to be better in terms of traffic impact as it is closer to education provision and services and facilities in the Town Centre than the Eddington sites (HUN003, 005, 006, 015, 020). The Eddington sites are detached from Hungerford itself, separated from the Town Centre by the River Kennet and Lambourn and the Kennet and Avon canal. The site is adjacent to the Kennet and Lambourn Floodplain SSSI and a Special Area of Conservation (although separated by the A4). While mitigation measures could be provided to minimise the impact, there could be an impact on viability or delivery, which would not be an issue for HUN007 which is not close to any special environmental designations. Development of the Eddington Sites, as a whole, or HUN020 specifically, would most likely result in the loss of the Garden Centre, which generates local employment and is an amenity for the local community. So while the site does contain some brownfield land, development would result in the loss of a local amenity. There are some concerns regarding access to HUN005, as the proposed access point to the site is located outside the area considered acceptable for development by the landscape assessment. Access to this site would need to come through the development of another of the sites to the south. The landscape assessment has also reduced the developable area further since the Preferred Options consultation, reducing the capacity on this part of the site to approximately 30 dwellings. The Council's landscape work indicates that development of the Eddington Sites should not be carried out as a single homogenous group, but each area should be developed independently, to reduce the impact on the AONB. This causes uncertainty as to whether the site can or should be delivered holistically, which could result in piecemeal development in this area. This, together with the fact that parts of the sites are in existing uses does cause doubt as to the quantum of development that can realistically be expected to come forward to boost the Council's land supply in the short to medium term.

There are therefore a number of issues regarding the development of the Eddington Sites, which while not show stoppers, are additional constraints which HUN007 does not have, and could impact on the viability of delivery of the sites in the short term. Therefore, HUN007 is recommended for allocation in the DPD. At preferred options it was suggested that HUN003 and HUN015 could be considered as part of the settlement boundary review. This was not referred to within the Preferred Options DPD text itself, and following a review of the settlement boundaries it is not considered appropriate to include these sites within the revised settlement boundary.

The other potential options for growth are to the west or to the south. **HUN001**, to the west, was not a favoured option. Part of the site is located within flood zone 2 and 3 and Environment Agency advice prior to the preferred options was not to allocate for development. It was also considered that there could be potential to plan a comprehensive development should site HUN008 become available following a review of Protected Employment Areas. Although the site promoter for HUN001 has stated that it is unlikely that the sites could be developed together, this is something that may be considered appropriate in the future. There are concerns regarding access to the site. The access to the site is narrow, where as the access to either of the other preferred sites is from a main road, therefore, achieving appropriate access, and limiting the impact on the immediate road network is easier. There is scope for comprehensive development to the west of Hungerford to be considered in the future dependent on a review of the spatial strategy for the District which will consider Hungerford's future role.

~~A number of sites were submitted adjacent to Eddington. Though these are not as well related to Hungerford as sites adjacent to the town itself, and have potential negative noise and air quality impacts from the proximity to the A4 it was considered that they presented a potential option for the growth of Hungerford. Concern had been expressed that sites further south would impact considerably more on traffic levels through the town centre. To the south of Hungerford site HUN007 is better related to schools and facilities than **HUN022** and therefore has been recommended as an alternative option to sites to the north at Eddington. This site is well related to facilities, particularly schools and the landscape impact could be mitigated with a potential beneficial effect in softening the southern edge of Hungerford.~~

HUN021 is recommended for inclusion within the settlement boundary. The majority of the site already has planning permission for residential development, and the remainder of the site was granted planning permission (on appeal) in September 2015. The site meets the requirements of the settlement boundary review criteria and will be included within the revised settlement boundary.

HUN022 and **HUN028** were not recommended as a preferred options. The sites are less well related to the existing development, as are separated from development to the north by the water works, and there are access concerns as a result of the landscape assessment work. The proposed access point to the site is to come through part of the site assessed as not suitable for development on landscape grounds. Therefore, access to the site is restricted unless other sites to the west of Hungerford come forward, which are not considered appropriate at this stage.

~~**HUN026** is not recommended on landscape grounds and because it would be poorly related to the settlement pattern without development of other adjacent sites.~~

7.2.4.2 Lambourn

Lambourn is a rural service centre within the North Wessex Downs AONB. It serves a more local catchment than Hungerford and there is particular emphasis on the needs of the equestrian industry. The Core Strategy states that more limited development than at Hungerford will take place due the village's comparatively smaller district centre and relative remoteness. There are limited public transport opportunities, with a 2 hourly bus service linking Lambourn to Newbury. There is also an intermittent link to Swindon Railway Station.

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

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

Eleven sites were identified in the SHLAA and five were assessed as potentially developable. All sites promoted through the SHLAA were considered against site selection criteria, which resulted in six being automatically excluded in accordance with part A of the assessment. The remaining five sites were considered reasonable alternatives for development and so a SA/SEA was undertaken, along with part B of the site assessment, to inform the site selection work and subsequent selection of preferred options. The consultation on the preferred options and further technical work has informed which sites will be taken forward for allocation in the proposed submission DPD. In addition to the remaining five sites one new site was submitted as part of the preferred options consultation and this was also assessed as a reasonable alternative.

~~These were considered reasonable alternatives for development and an SA/SEA was undertaken for these sites to inform the site selection work and the subsequent selection of preferred options.~~

The table below outlines the findings of the site specific assessments/SA/SEAs and details whether or not the sites are being taken forward for allocation as well as outlining the recommendation from the preferred options stage. ~~as preferred options.~~

Preferred Options consultation responses:

- [LAM002A – 2 responses](#)
- [LAM002B – 1 response](#)
- [LAM003 – 1 response](#)
- [LAM005 – 28 responses](#)
- [LAM007 – 56 responses](#)
- [LAM009 – 1 response](#)
- [LAM013 – 1 response](#)
- [General – 9 responses](#)

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
LAM002A Land at Meridian House and Stud, Greenway, Lambourn 26 25 dwellings (1.3ha at 20dph)	Overall the site is likely to have a <u>predominantly</u> neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is well related <u>close</u> to local services and facilities within the village, including <u>access to</u> the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. <u>In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability.</u>	Effect: Predominantly neutral Likelihood: High Scale: AONB - Lambourn Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation Concern over traffic impact and access mean that other sites within the village are considered more appropriate for development.	The site is not recommended for allocation <u>Development of this site, albeit only a small part of the original site area proposed, would potentially result in the loss of land associated with the racehorse industry. Loss of land associated with the racehorse industry would be contrary to policy CS12 of the Core Strategy. Policy CS12 aims to prevent pressure for redevelopment of existing facilities to other uses and the fragmentation of existing sites. Such pressures could lead to the decline of the industry locally, threaten</u>

Table 23 – Summary of Lambourn Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>Potential negative impacts could occur in relation to the environmental sustainability due to the site's location in the AONB. As long as appropriate mitigation measures are introduced in line with the Landscape Sensitivity Assessment the impact should be mitigated. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.</p>			<p>the character and form of the settlement and increase pressure for replacement facilities in environmentally sensitive areas.</p> <p>A revised site area and layout plan was submitted by the site promoter as part of the Preferred Options consultation in order to address the concerns raised through the site assessments. However it is considered that the proposals do not go far enough to address the concerns. The LSA states that the scale of the whole site as assessed related well to the settlement pattern. However it is felt that the revised proposals, whilst addressing concerns over access, are out of character with the existing settlement pattern.</p>
<p>LAM005</p> <p>Land adjoining Lynch Lane, Lambourn</p> <p>Approximately 60 dwellings (3.06ha at 20 dph)</p> <p>56 dwellings (2ha at 20dph)</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is well related to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability.</p> <p>Potential negative impacts could occur in relation to the environmental sustainability due</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB - Lambourn</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>Site is recommended for allocation (excluding the area of the site at risk from flooding).</p> <p>The site is well related to existing services and facilities within Lambourn. Development can take place on the site without needing to develop the area of the site within the flood zone</p>	<p>The site is recommended for allocation</p> <p>The site is well related to existing services and facilities within Lambourn.</p> <p>Whilst the site is within the AONB a Landscape Sensitivity Assessment has been carried out and indicates that development on the site would be acceptable in landscape terms, subject to mitigation measures to ensure the protection of existing landscape features. In addition the LSA states that both sites LAM007 and LAM005 could only be developed in part concurrently or either one or</p>

Table 23 – Summary of Lambourn Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>to the site's location within the AONB and the proximity of the site to the SSSI and SAC. As long as appropriate mitigation measures are introduced, including those set out within the Landscape Sensitivity Assessment, the impact should be mitigated and deliver positive effects on sustainability. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided. Developing outside Flood Zones 2 and 3 will help to reduce the flood risk and potential impact on sustainability.</p>			<p>the other selected.</p> <p>The northern and north eastern part of the site lie within Flood Zones 2 and 3 and within an area of surface water flood risk, whilst the whole site lies within a groundwater emergence zone. No development will take place within the Flood Zones and a Flood Risk Assessment (FRA) will be required to support a planning application, along with implementation of appropriate flood risk mitigation measures.</p> <p>Development on the site will not adversely affect the SSSI/SAC. A Habitats Regulations Assessment (HRA) will be required to accompany any planning application. The development will need to provide a significant buffer/stand-off between the development and the SSSI/SAC. An extended phase 1 habitat survey would also be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</p> <p>The site has been identified as having a high archaeological potential and therefore further investigation will be required as part of a planning application via an archaeological desk</p>

Table 23 – Summary of Lambourn Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
				based assessment as a minimum and field evaluation if necessary.
<p>LAM007</p> <p>Land between Folly Road, Rockfel Road / Bridleways and Stork House Drive, Lambourn</p> <p>24-25 dwellings (1.2ha at 20dph)</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is well related to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability.</p> <p>Potential negative impacts could occur in relation to environmental sustainability due to the site's location in the AONB. Mitigation measures in line with the Landscape Sensitivity Assessment should reduce this impact and deliver positive effects on sustainability.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB - Lambourn</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>Site is recommended for allocation</p> <p>The site is located close to local services and facilities within Lambourn</p>	<p>The site is not recommended for allocation</p> <p>Although the site is located close to local services and facilities within Lambourn and relates well to the existing settlement, the site is largely in use as turnout paddocks for the adjacent yard. The equestrian industry plays a vital role within the local rural economy of Lambourn and surrounding areas. As such the loss of the site for housing development would be contrary to policy CS12 of the Core Strategy. Policy CS12 aims to prevent pressure for redevelopment of existing facilities to other uses and the fragmentation of existing sites. Such pressures could lead to the decline of the industry locally, threaten the character and form of the settlement and increase pressure for replacement facilities in environmentally sensitive areas.</p> <p>Whilst the southern area of the site is used as turnout paddocks the Council's Highways Team have concerns regarding an access onto Folly Road which would impact on the delivery of the northern section of the site. In addition the LSA states that both sites LAM007 and LAM005 could only be developed in part concurrently or either one or the other selected.</p>
LAM009	Overall the site is likely to have a	Effect:	The site is not recommended	The site is not recommended for

Table 23 – Summary of Lambourn Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>Land east of Hungerford Hill, Lambourn</p> <p>30 dwellings (1.5ha at 20dph)</p>	<p><u>predominantly</u> neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is well-related <u>located close</u> to local services and facilities within the village, including <u>and has good access to</u> the countryside, which should have a positive impact on sustainability. <u>However, it is separated from the main core of the village by low density housing to the north and east and could have a negative impact on the built environment.</u></p> <p>There are concerns over road safety <u>and the delivery of an appropriate access</u>, which could have a negative impact on all elements of sustainability unless improvements are made to the highway network <u>and suitable access arrangement implemented</u>. This does also limit opportunity for encouraging walking and cycling, which could reduce the sustainability of the site. <u>In addition, potential negative impacts could occur in relation to the environmental sustainability due to the site's location within the AONB. As long as appropriate mitigation measures are introduced, including those set out within the Landscape Sensitivity Assessment, the impact should be mitigated and deliver positive effects on sustainability.</u> <u>Whilst the site itself is within Flood Zone 1 more than half of the site lies within a Critical Drainage Area, which increases the risk of flooding and could result in negative impacts upon all elements of sustainability. The implementation of appropriate mitigation measures could reduce the impacts of any such negative effects.</u> <u>While the site itself is not at risk from flooding, flood risk within the village is an issue and</u></p>	<p>Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB - Lambourn</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>for allocation</p> <p>The site is steeply sloping with potential access and road safety issues. Other sites within the village are considered to have less of an impact on the landscape and built environment.</p>	<p>allocation</p> <p><u>The site is steeply sloping, resulting in concern over the ability to provide suitable access arrangements and potential road safety issues.</u></p> <p><u>The relationship with the existing settlement is poor, and the site is separated from the main core of the village by low density housing to the north and east</u></p> <p><u>Other sites within the village are considered to have less of an impact on the landscape and built environment.</u></p>

Table 23 – Summary of Lambourn Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>development here would need to have appropriate SUDs to ensure that development did not lead to worsening flooding elsewhere, as this would have a negative impact on sustainability.</p>			
<p>LAM013</p> <p>Windsor House Paddocks, Lambourn</p> <p>42 dwellings (2.1ha at 20dph)</p>	<p>Overall the site is likely to have a <u>predominantly neutral</u> negative effect on sustainability as the SA highlights significant flood risk</p> <p><u>The site is well related to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability. Potential negative impacts could occur in relation to environmental sustainability due to the greenfield nature of the site and it's location in the AONB. Development of the site also has the potential to negatively impact on sustainability due to the flood risk on the site, which gives rise to serious concerns. Mitigation could be considered to reduce the risk of flooding, however historical flooding has been due largely to groundwater flooding, augmented by surface water.</u></p> <p>There is a significant risk of flooding on this site, which could impact negatively on all aspects of sustainability. Mitigation could be considered, but much of the flood risk and history of flooding is a result of groundwater flooding. There are no other significant issues on this site, but the risk</p>	<p>Effect: Predominantly <u>neutral</u> negative</p> <p>Likelihood: High</p> <p>Scale: AONB - Lambourn</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation</p> <p>The site suffers from significant flooding, from both ground and surface water sources</p>	<p>The site is not recommended for allocation</p> <p><u>Whilst the site is well related to the existing settlement, it sits within a groundwater emergence zone, an area of surface water flood risk and a Critical Drainage Area. Council records show that the site flooded in both 2007 and 2014 when severe flooding occurred across West Berkshire. In 2007 the flooding on this site occurred to such an extent that it also flooded the adjacent road (Crowle Road). The risk of flooding and the history of flooding on the site have therefore weighed strongly against the allocation of this site.</u></p> <p><u>Whilst it is appreciated that very often technical solutions can be implemented to reduce the risk of flooding, it is considered that there are alternative sites within Lambourn which are more appropriate for allocation.</u></p> <p><u>The site promoter responded to the Preferred Options consultation and submitted a revised layout plan, which reduced the number of dwellings on the site to 35 and included a large area in the centre of the site for flood</u></p>

Table 23 – Summary of Lambourn Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>of flooding outweighs the other positive factors on the site.</p>			<p>mitigation. This revised layout plan does not reflect the current settlement pattern and further highlights the concern regarding flood risk.</p>
<p>LAM015</p> <p>Land adjacent to Newbury Road, Lambourn</p> <p>Approximately 5 dwellings</p>	<p>Overall there are no significant sustainability issues with this site and it is likely to have a predominantly neutral effect on sustainability.</p> <p>The site is well related to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability. Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site and its location within the AONB. As long as appropriate mitigation measures are introduced, including those set out within the Landscape Sensitivity Assessment, the impact should be mitigated and deliver positive effects on sustainability.</p> <p>Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB - Lambourn</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>This site was not appraised as a reasonable alternative at the preferred option stage – new site submission.</p>	<p>Part of the site is recommended for allocation</p> <p>The site is adjacent to the existing settlement boundary and well related to existing services and facilities within Lambourn.</p> <p>As the site is within the AONB a Landscape Sensitivity Assessment has been carried out and indicates that development on part of the site would be acceptable in landscape terms, subject to mitigation measures to ensure the protection of existing landscape features. It states that the north eastern part of the site would result in harm to the natural beauty and special qualities of the AONB, but the south western part of the site adjacent to the road could be developed subject to a series of requirements set out within the LSA to conserve and enhance the AONB.</p> <p>The south western part of the site sits within a groundwater emergence zone and therefore a Flood Risk Assessment (FRA) would be required as part of any planning application to demonstrate how all potential sources of flooding, including groundwater flood risk has been taken into account in the design of the development. A</p>

Table 23 – Summary of Lambourn Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
				SUDS scheme would need to be implemented to ensure no adverse impact on the River Lambourn SSSI/SAC.

Site selection summary

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

[No significant changes have been made to the SA/SEA assessment itself as a result of the consultation; however, the comments have provided further information about the sites which has helped to inform and refine the details of the sites proposed for allocation. Following the Preferred Options consultation LAM005 and part of LAM015 are being recommended for allocation in Lambourn.](#)

[As Lambourn is in the AONB the potential impact on the natural beauty of the landscape and the special qualities of the AONB is a paramount consideration when sites are being assessed. A Landscape Sensitivity Assessment \(LSA, 2011 and 2015\) has been carried out on the sites to ensure development would not cause harm to the natural beauty and special qualities of the AONB.](#)

[LAM002A is not recommended for allocation. A revised site area and layout was submitted as part of the Preferred Options consultation. Development of this site would potentially result in the loss of land associated with the racehorse industry, the loss of which would be contrary to policy CS12 of the Core Strategy. In addition, the proposal is out of character with the existing settlement pattern. Other sites within Lambourn are considered to be more appropriate for development.](#)

[LAM005 is recommended for allocation. The site is well related to the existing settlement, close to the centre of the village and can deliver housing without causing harm to the natural beauty and special qualities of the AONB. Development will not take place within flood zones 2 and 3, and a significant buffer will be provided between the SSSI/SAC and any development on the site.](#)

[LAM007 is not recommended for allocation. This site was selected as a preferred option, however through the consultation it has become apparent that the southern part of the site is currently in use as turn-out paddocks for an adjacent racing yard. The loss of the land for housing development would be contrary to policy CS12 of the Core Strategy and cannot be taken forward as an allocation. Whilst the southern part of the site is in use associated with the racehorse industry, concern has been raised regarding access to the northern part of the site which would impact upon delivery.](#)

[LAM009 is not recommended for allocation. The topography of the site raises concern over the ability to achieve suitable access arrangement and the relationship of the site to the existing settlement is poor. Other sites within the village are considered to be more appropriate for development.](#)

LAM013 is not recommended for allocation. The site is located in the centre of the village, with easy access to services and facilities. However, the risk of flooding and the history of flooding on the site have weighed strongly against the allocation of this site. The revised layout plan submitted as part of the preferred options consultation does not reflect the current settlement pattern and further highlights the concern regarding flood risk. Other sites within Lambourn are considered to be more appropriate for allocation.

Part of LAM015 is recommended for allocation. This site was submitted as part of the preferred options consultation and therefore was not previously consulted upon. The south western part of the site adjacent to the road could be developed without resulting in harm to the natural beauty and special qualities of the AONB, subject to the implementation of the mitigation measures set out within the LSA (2015). The site can deliver a low density linear development which reflects the existing settlement pattern.

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

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

7.2.4.3 Pangbourne

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

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

There are a number of important environmental and heritage assets within Pangbourne and its vicinity. Two [Sites of Special Scientific Interest \(SSSIs\)](#) lie to the south east of the village. ~~†~~The village core is a designated conservation area with a number of listed buildings.

Eight sites were identified in ~~through~~ the SHLAA, and two ([PAN001 and PAN002](#)) were assessed as potentially developable [within the SHLAA \(the excluded sites were ruled out for the following reasons – PAN005 and PAN006 both have grant of planning permission for residential development and are located within the settlement boundary, PAN008 is located within the settlement boundary, PAN009 and PAN010 are poorly related to the settlement boundary, and PAN011 is within Flood Zone 3\)](#). These were considered reasonable alternatives for development and an SA/SEA was undertaken for these [two](#) sites to inform the site selection work and the subsequent selection of preferred options. The table below outlines the

findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options. [for allocation as well as setting out the recommendations from the preferred options stage.](#)

Preferred Options consultation responses:

- [Pangbourne general comments – 1 response](#)
- [PAN001 – 126 responses](#)
- [PAN002 – 132 responses](#)
- [Rejected sites – 1 response](#)

[A petition objecting to the development of both PAN001 and PAN002 for housing was received which contained 217 signatures.](#)

Table 24 - Summary of Pangbourne Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification of site for allocation
<p>PAN001</p> <p>Land at Green Lane, Pangbourne</p> <p>36 dwellings (1.8ha at 20 dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>Development of this site would not lead to any significant sustainability issues. There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles. There is potential for a negative impact on environmental sustainability unless the mitigation measures set out in the Landscape Assessment are adhered to. There is no flood risk on the site, which has a positive impact on sustainability.</p> <p>The site is close to local facilities and services in Pangbourne. The nearest bus stop is located on Pangbourne Hill which is served by a bi-hourly service to Reading and Upper Basildon. Development could provide an opportunity to enhance the bus service. The site therefore scores positively on the social and economic elements of sustainability. The site is in close proximity to open countryside which will help to promote a healthy active lifestyle, and this will further enhance the positive score in relation to social sustainability. Additional traffic could impact upon road safety, and this could be exacerbated due to road widening and the provision of footpaths is not possible. The uncertain impact upon the BAP Habitat could be mitigated against if required. The Landscape Sensitivity Assessment indicates that development on the site would be suitable, although</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB / Pangbourne</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is recommended for allocation.</p> <p>The site is located in a rural service centre in close proximity to local services and facilities. The Landscape Assessment has concluded that low rise development could be accommodated and would not be visually intrusive subject to mitigation and enhancement measures. However potential impact to the highway network remains of concern.</p>	<p>The site is not recommended for allocation.</p> <p>The surrounding roads to the site are narrow and unsuitable for the additional volumes of traffic that would be generated by development. Road widening is not possible. There are no footways in the vicinity of the site and these could not be provided. The site is therefore considered unsuitable for development.</p>

Table 24 - Summary of Pangbourne Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification of site for allocation
	<p>appropriate mitigation and enhancement measures would be required to ensure that the potential negative impact on environmental sustainability is avoided. Development would impact negatively upon environmental sustainability due to the site being greenfield. However, the adopted Core Strategy Development Plan Document is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term. Development of the greenfield site for residential development is not considered to impact upon water quality, soil quality or noise levels, so the impact on environmental sustainability would be negligible.</p>			
<p>PAN002</p> <p>Land north of Pangbourne Hill and west of River View Road, Pangbourne</p> <p>35 dwellings</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>Development of this site would not lead to any significant sustainability issues. There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles. There is potential for a negative impact on environmental sustainability unless the mitigation measures set out in the Landscape Assessment are adhered to.</p> <p>The site is close to local facilities and services in Pangbourne, as well as being within walking distance of Pangbourne rail station and adjacent to a bus stop with a bi-hourly service to Reading and Upper Basildon. Development could provide an opportunity to enhance the bus service. The site therefore scores positively on the social and economic elements of sustainability. The site promoter has indicated that a planning application will provide public open space and a children's play area which will help to promote a healthy active lifestyle,</p>	<p>Effect: Predominantly neutral</p> <p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB / Pangbourne</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>Part of the site, in line with the landscape assessment, is recommended for allocation.</p> <p>The site is located in a rural service centre in close proximity to local services and facilities. The Landscape Assessment has concluded that some development could be accommodated on the lower part of the site subject to mitigation and enhancement measures. However potential impact on the highway network could be an issue</p>	<p>Part of the site, in line with the landscape assessment, is recommended for allocation.</p> <p>The site promoter undertook an assessment of the junction for a planning application for the development of 35 dwellings on the site which concluded that the increase in traffic at the junction would have little impact at the junction. The Council's Highways and Transport team concurred with the results of the assessment.</p> <p>It came to light at the preferred options stage that dormice are present on the site. An extended phase 1 habitat</p>

Table 24 - Summary of Pangbourne Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	<u>Recommendation and justification of site for allocation</u>
	<p><u>as will the close proximity of the site to open countryside. This further enhances the positive score in relation to social sustainability.</u></p> <p><u>Whilst there are uncertain impacts upon archaeology, dormice and road safety, there are mitigation measures that can be implemented so that the impacts on the environmental and social elements of sustainability are ameliorated against.</u></p> <p><u>The Landscape Sensitivity Assessment indicates that development on part of the site would be suitable, although appropriate mitigation and enhancement measures would be required to ensure that the potential negative impact on environmental sustainability is avoided. Development would impact negatively upon environmental sustainability due to the site being greenfield. However, the adopted Core Strategy Development Plan Document is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</u></p> <p>The site is adjacent to an area at risk from surface water flooding; development on the site could lead to a worsening of flood risk elsewhere without appropriate mitigation measures. Should flooding occur, it would have a negative impact on all elements of sustainability</p> <p><u>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</u></p> <p><u>Development of the greenfield site for 35 residential dwellings is not considered to impact upon water quality, soil quality or noise levels, so the impact on environmental sustainability would be negligible.</u></p>			<p><u>survey will be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, if appropriate to ensure any protected species were not adversely affected.</u></p>

Site selection summary

The SA/SEA highlights that both sites considered had a predominantly neutral effect on sustainability, with neither site having a shown to have any significant sustainability effectsimpacts.

At preferred options, PAN002 was recommended for allocation, and Members at the Planning Policy Task Group held on the 6th June ~~on the~~ asked that PAN001 was also consulted on as an option for allocation due to the limited development opportunities in Pangbourne.

No significant changes have been made to the SA/SEA assessment as a result of the consultation; however the comments have provided further information about the sites which has helped to refine details of the site proposed for allocation.

As Pangbourne is located within the AONB, the potential impact on the natural beauty of the landscape and the special qualities of the AONB is the paramount consideration when sites are being assessed. The Landscape Sensitivity Assessment (LSA) has indicated that only part of PAN002 would be suitable without harm to the landscape of the AONB. The LSA for site PAN001 advises that whilst the site is visually exposed, low rise development would be acceptable.

PAN001 is a Biodiversity Action Plan (BAP) habitat, and at the preferred options stage it came to light that there are dormice present on site PAN002. In both cases, an extended phase 1 habitat survey would be required at the planning application stage together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, if necessary, to ensure any protected species were not adversely affected.

A consultation response was received that advised of there being restrictive covenants on site PAN001. The site promoters clients have been unable to confirm whether the covenants exist or not. The site promoters of PAN002 have not advised of there being any legal constraints to the site.

At the preferred options stage it was acknowledged that there were ~~Both sites have~~ some highways concerns for both sites. For PAN001 ~~there is concern that~~ the roads are often narrow surrounding the site and may be unsuitable for the additional volumes of traffic that the development of the site would generate. The Council's Highways and Transport team have since advised that it is not possible to widen the surrounding roads. Furthermore, there are no footways in the vicinity and it is not possible to provide any. As a result, the site is not considered suitable for development.

In respect of ~~For~~ PAN002 there is was concern regarding the impact on the restricted Pangbourne Hill/A340 Tidmarsh Lane junction. The site promoter undertook an assessment of the junction for a planning application for the development of 35 dwellings on the site which concluded that the increase in traffic at the junction would have little impact at the junction. The Council's Highways and Transport team concur with the results of the assessment.

7.2.4.4 Bradfield Southend

Bradfield Southend is one of West Berkshire's service villages and sits within the eastern part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). As a service village, Bradfield Southend is suitable only for a limited amount of development due to the more limited range of services available.

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

The River Pang runs to the south of Bradfield Southend, and the area immediately around the river lies within flood zones 2 and 3.

There are a number of environmental assets within Bradfield Southend, with areas of ancient woodland and a Local Wildlife Site south of the settlement.

Five [our](#) sites were promoted through the [Strategic Housing Land Availability Assessment \(SHLAA\)](#) process, and three [wo](#) were assessed to be potentially developable within the SHLAA (site BRS001 was excluded because of the impact that development would have upon the landscape and BRS002 was excluded because the site could accommodate fewer than 5 dwellings, both of which are grounds for automatic exclusion). [A fifth site was submitted after the finalisation of the SHLAA in December 2013, and this was assessed to be potentially developable.](#) A SA/SEA was subsequently undertaken on these three sites to inform the site selection work and detail whether or not the sites are being taken forward as preferred options. [for allocation as well as setting out the recommendations from the preferred options stage.](#)

[At the preferred options stage a sixth site was submitted for consideration, BRS006. This site has been subject to a SA/SEA.](#)

[Preferred Options consultation responses:](#)

- [Bradfield Southend general – 5 responses](#)
- [BRS004 – 16 responses](#)
- [Rejected sites – 4 responses](#)

The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options. [for allocation as well as setting out the recommendation from the preferred options stage.](#)

Table 25 – Summary of Bradfield Southend Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>BRS003</p> <p>Land to the north of South End Road, Bradfield Southend</p> <p>45 dwellings (2.24ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is bi-hourly, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.</p> <p>There are positive impacts on the site in relation to supporting active and healthy lifestyles given its proximity to</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>Bradfield Southend is identified as a service village within the Core Strategy. As a service village, only a small level of development is required. It is considered that there is a more suitable site in Bradfield Southend for allocation.</p> <p>The site is at risk of surface water flooding and the Parish Council reported standing</p>	<p>The site is not recommended for allocation.</p> <p>The site is within an area susceptible to surface water flooding and the Parish Council reported standing water on the site in early 2014.</p> <p>The acceptable developable area is poorly related to existing residential development, without BRS004 being developed in order to improve this relationship. This would</p>

Table 25 – Summary of Bradfield Southend Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>open countryside. Given the sites location sits within a Biodiversity Opportunity Area (BOA) means that biodiversity enhancements will be sought through policy CS17 of the Core Strategy Development Plan Document which will positively impact on the environmental sustainability of the site.</p> <p>There are potential negative impacts could occur in relation due to the access to employment, services and facilities. The sites location within the AONB which means that development has the potential to have a negative impact upon environmental sustainability impact upon the landscape ; however mitigation/enhancement measures, as outlined in the Landscape Capacity Assessment (LCA), would reduce the impact. Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. Development of the site also has the potential to negatively impact upon the built character both cumulatively with site BRS004 and on its own, resulting in a potential negative effect on environmental sustainability. In addition, the site is at risk from surface water flooding. Flooding has the potential to impact on all elements of sustainability. Mitigation measures would need to be considered to reduce the impact-</p> <p>Whilst there are uncertain impacts in respect of road safety and greenhouse gas emissions, there are mitigation measures that can be implemented so that the impacts on the environmental and social elements of sustainability are ameliorated against.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>		<p>water on the site in early 2014.</p> <p>If the site was developed alongside BRS004, the linear settlement pattern would be eroded. If developed on its own, it would be very poorly related to the existing settlement.</p>	<p>result in a level of development not in keeping with the role and function of Bradfield Southend as a service village.</p> <p>As a service village, only a small level of development is required. It is considered that there is a more suitable site in Bradfield Southend for allocation.</p>
<p>BRS004 Land off</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p>	<p>Effect: Predominantly neutral</p>	<p>The site is recommended for allocation. The site is well related to the</p>	<p>The site is recommended for allocation No additional information</p>

Table 25 – Summary of Bradfield Southend Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>Stretton Close, Bradfield Southend</p> <p>120 dwellings (0.58ha at 20dph)</p>	<p>There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is bi-hourly, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.</p> <p>There are positive impacts on the site in relation to supporting active and healthy lifestyles given its proximity to open countryside. Given the site's location within a BOA, means that biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site.</p> <p>There are potential negative impacts could occur in relation due to the access to employment, services and facilities. The sites location within the AONB which means that development has the potential to have a negative impact upon environmental sustainability impact upon the landscape however mitigation/enhancement measures would reduce the impact. Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield.</p> <p>Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed alongside site BRS003 and BRS005, the traditional linear settlement character would be lost, this resulting in a potential negative effect.</p> <p>The site is not within an area of flood risk, however There is uncertainty relating to the impact development may have on flood risk as the site lies adjacent to an area of surface water flood risk and the Parish Council reported standing water on the site during January/February 2014. Any development will therefore need to provide SuDs in line with Core Strategy policy. Development could impact negatively upon the landscape, however mitigation measures would reduce</p>	<p>Likelihood: High Scale: AONB spatial area Duration: Permanent Timing: Short to Long term</p>	<p>existing settlement and would be suitable for a small number of dwellings that would be in keeping with the size and function of Bradfield Southend as a service village.</p>	<p>submitted at preferred options to change the recommendation.</p>

Table 25 – Summary of Bradfield Southend Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>minimise any impact. Whilst there are uncertain impacts in respect of road safety and greenhouse gas emissions, there are mitigation measures that can be implemented so that the impacts on the environmental and social elements of sustainability are ameliorated against. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>			
<p>BRS005</p> <p>Land at Crackwillow, Cock Lane, Bradfield Southend</p> <p>38 40 dwellings (1.9ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is bi-hourly, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle. There are positive impacts on the site in relation to supporting active and healthy lifestyles given its proximity to open countryside. Given the sites location within a BOA, means that biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site. There are potential negative impacts could occur in relation due to the access to employment, services and facilities. The sites location within the AONB which means that development has the potential to have a negative impact upon environmental sustainability impact upon the landscape however mitigation/enhancement measures, as outlined in the LCA would reduce the impact. Development also has the</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: AONB spatial area Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation. The site may be suitable for a small number of dwellings, but would be too small to allocate.</p>	<p>The site is not recommended for allocation. The LCA has advised that development of the whole site may impact and harm the special qualities of the AONB and result in the loss of significant tree belts, matrix of woodland and pasture which has links with the wider landscape, visual and aural tranquility, and meadow. The LCA also advises that only development of the eastern part of BRS005 would be acceptable due to landscape, visual and settlement pattern constraints and is the least preferred option, of the three sites in this area, due to the potential difficulty in accessing the site and the need to cross the more sensitive part of site to reach the reduced area.</p>

Table 25 – Summary of Bradfield Southend Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>potential to negatively impact upon environmental sustainability due to the site being greenfield.</p> <p>Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed alongside sites BRS003 and BRS004, the linear settlement character would be lost, thus resulting in a potential negative effect.</p> <p>There is uncertainty relating to the impact development may have on flood risk as the site lies adjacent to an area of surface water flood risk and the Parish Council reported standing water on the site in January/February 2014. Any development will therefore need to provide SuDs and any planning application would need to be accompanied by a FRA in line with Core Strategy policy. There is also a potential negative impact in relation to the impact of development upon the AONB.</p> <p>Whilst there are uncertain impacts in respect of road safety and greenhouse gas emissions, there are mitigation measures that can be implemented so that the impacts on the environmental and social elements of sustainability are ameliorated against.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>			<p>As a service village, only a small level of development is required. It is considered that there is a more suitable site in Bradfield Southend for allocation.</p>
<p>BRS006</p> <p>Land at Ash Grove, Bradfield Southend,</p> <p>10 dwellings</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is bi-hourly, although development could provide the opportunity to enhance the bus service. The site is in close proximity of</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short</p>	<p>The site was submitted during the preferred options consultation on the Housing Site Allocations DPD.</p>	<p>The site is not recommended for allocation.</p> <p>The LCA concluded that development over the whole site would result in harm to the natural beauty and special qualities of the AONB and that only part of the site would be suitable for development. The site has limited visual and built</p>

Table 25 – Summary of Bradfield Southend Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>open countryside to help promote a healthy and active lifestyle.</p> <p>The site's location within a BOA means that biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site.</p> <p>There are potential negative impacts due to the sites location within the AONB which means that development has the potential to have a negative impact upon environmental sustainability; however mitigation/enhancement measures would reduce the impact. Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield.</p> <p>Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed, the linear settlement character would be lost, thus resulting in a potential negative effect.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p> <p>Whilst there are uncertain impacts in respect of road safety and greenhouse gas emissions, there are mitigation measures that can be implemented so that the impacts on the environmental and social elements of sustainability are ameliorated against.</p> <p>Due to the site having limited visual and built connections with the existing built form, only part of the site would be suitable for development, with the inclusion of mitigation measures outlined in the Landscape Capacity Assessment.</p>	<p>to Long term</p>		<p>connections with the existing built form.</p> <p>As a service village, only a small level of development is required. It is considered that there is a more suitable site in Bradfield Southend for allocation.</p>

Site selection summary

The SA/SEAs of the specific sites for Bradfield Southend highlighted that all three sites assessed in the SHLAA as potentially developable had [show that all four sites are likely to have a](#) predominantly neutral effects [on sustainability.](#) and [None of the sites](#) had any significant effects.

[No significant changes have been made to the SA/SEA assessment itself as a result of the consultation; however, the comments have provided further information about the sites which has helped to refine the details of the site proposed for allocation.](#)

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

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

BRS003 is at risk of surface water flooding and there was evidence of this in early 2014. [The site access and eastern boundary of BRS006 lie within an area susceptible to surface water flooding.](#) Flooding has the potential to impact upon all elements of sustainability, and mitigation includes choosing sites that are not at risk of flooding. BRS004 is not within an area at risk of flooding, [although](#) standing water was reported on the site in early 2014. [The Council's Principal Engineer has advised that this is not a showstopper to development, however a Flood Risk Assessment would be required with the submission of any planning application, and sustainable drainage systems \(SUDs\) will be required as part of any development that takes place.](#)

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

[BRS006 was submitted at preferred options. Landscape Assessment work indicates that part of the site would be suitable for development. The site has limited visual and built connections with the existing built form. As a service village only a limited amount of development is suitable for Bradfield Southend, therefore, it was decided that the site would not be put forward for development as it had not been subject to early consultation with the public, and BRS004 was considered to be better related to the existing settlement and a more suitable site for development.](#)

7.2.4.5 Chieveley

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

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

The centre of the village is within a conservation area.

29 12 sites were submitted through the SHLAA, [of these 5 have been](#) six of which were assessed as potentially developable. Those sites assessed as not currently developable in the SHLAA are as a result of the landscape assessment work indicating that development would not be acceptable as it would cause harm to the AONB. [CHI015 and CHI016 were automatically excluded through the site selection process at preferred options, CHI015 due to the impact of development on the AONB and CHI016 as the development potential of the site is less than 5 dwellings. SA/SEA has not been carried out for these sites.](#) Of the potentially developable sites two were ruled out at the automatic exclusion stage of the site assessment process. CHI015 on landscape grounds and CHI016 as the development potential was considered too small to allocate. A further site (CHI007) was withdrawn from the SHLAA in July 2014. The remaining three sites were considered as reasonable alternatives for development and so an SA/SEA was undertaken for all these sites to inform the site selection work and the subsequent selection of preferred options. [Following the preferred options and additional technical work the remaining potentially developable sites have been automatically excluded as the development potential on the site has been reduced to less than 5 dwellings \(CHI001, CHI010 and CHI017\).](#) These three sites meet the settlement boundary review criteria and will be included within the revised settlement boundary for Chieveley. For completeness table 23 has been retained, although no change have been made since the preferred options as the sites have now been automatically excluded in Part A of the site assessment process.

The table below outlines the findings of the site specific SA/SEAs and details [from the preferred options where three sites were assessed.](#) whether or not the sites are being taken forward as preferred options.

Preferred Options consultation responses:

- [Chieveley General – 2 responses](#)
- [CHI010 – 1 response](#)
- [Rejected sites – 2 responses](#)

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
CHI001 The Colt House, Green Lane, Chieveley <5 dwellings (0.24ha at	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is within easy walking distance of the village core in a residential area on the edge of the village, which gives a positive impact on sustainability. The village’s location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, with a positive impact on economic sustainability. The site is within the AONB, and without appropriate landscape mitigation measures development	Effect: Predominantly neutral Likelihood: High Scale: AONB - Chieveley Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. Green Lane is rural in nature with large detached housing along it. A development of 5 houses would be out of keeping with the character of the area. The site could be considered as part of the settlement boundary review.	Site to be included within settlement boundary. Development potential on the site means that the site is too small to allocate, and can be automatically excluded through the site selection process. The site will be included within the revised settlement boundary, as proposed at

Table 26 - Summary of Chieveley Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
20dph)	would have a negative impact on environmental sustainability.			Preferred Options.
CHI010 Land adjacent to Coombe Cottage, High Street, Chieveley 7-5 dwellings (0.37ha at 20dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is well related to the village core, close to local services and facilities, which will maximise the opportunities for walking within the village and give a positive impact on sustainability. The Village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, giving a positive impact on economic sustainability. Development would take place on greenfield land and could have an impact on the local green infrastructure, with a negative impact on environmental sustainability without appropriate mitigation measures. Without appropriate landscape mitigation measures there could be a negative impact on environmental sustainability as a result of the site being in the AONB. The site is at risk from surface water flooding, which without appropriate mitigation could have a negative impact on sustainability.	Effect: Predominantly neutral Likelihood: High Scale: AONB - Chieveley Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. The site is related to Chieveley, at the centre of the village with good access to local services and facilities. The site could be considered as part of the settlement boundary review.	Site to be included within settlement boundary Further assessment and following results of the consultation the development potential of the site has been revised to less than 5 dwellings. Therefore, the site can be automatically excluded through the site selection process. The site will be included within the revised settlement boundary rather than be allocated.
CHI017 The Old Stables, Green Lane, Chieveley ≤5 dwellings (0.25ha at 20dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is within easy walking distance of the village core in a residential area on the edge of the village, giving a positive impact on sustainability. The village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, with a positive impact on economic sustainability. The site is a residential garden and therefore classified as greenfield land and the location within the AONB could lead to a negative impact on environmental sustainability unless appropriate landscape mitigation measures are provided.	Effect: Predominantly neutral Likelihood: High Scale: AONB - Chieveley Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. Green Lane is rural in nature with large detached housing along it. A development of 5 houses would be out of keeping with the character of the area. The site could be considered as part of the settlement boundary review.	Site to be included within settlement boundary Development potential on the site means that the site is too small to allocate, and can be automatically excluded through the site selection process. The site will be included within the revised settlement boundary, as proposed at Preferred Options.

Site Selection Summary

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

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

No sites are recommended for allocation in Chieveley. While three sites were considered reasonable alternatives at preferred options stage, with one site being recommended for allocation (CHI010) and two for inclusion within the settlement boundary (CHI001 and CHI017), following additional assessment of the development potential on the sites, all have potential for less than 5 dwellings, and therefore, can be considered as part of the settlement boundary review. All sites meet the review criteria, and therefore, are proposed for inclusion in the settlement boundary. One of the main issues raised at the consultation in relation to CHI010 was associated with access. A small development of less than 5 dwellings overcomes the access concerns, as access can be provided via the existing driveway without the need for additional improvements. This will limit the amount of traffic added to the High Street, which was also a concern raised at preferred options.

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

~~CHI010 has been recommended for allocation. The site is located at the centre of Chieveley village, next to the village hall. There are a number of positive sustainability impacts due to the location. There is a potential for a negative impact on environmental sustainability due to the location within the AONB, but with the appropriate mitigation measures this impact should be neutralised. The site is within a surface water flood risk area, which would require mitigation to ensure no negative impacts on sustainability occurred.~~

7.2.4.6 Compton

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

Compton has an 'opportunity site' in the form of the Pirbright Institute which is expected to close shortly and come forward for mixed use development during the plan period. Redeveloping the site in accordance with the adopted SPD provides the opportunity to positively enhance many aspects of sustainability. This means that Compton has a greater level of growth than would normally be expected in a service village.

Compton is located close to both the M4 and A34 corridors running east west and north south. However the local roads are rural and not suitable for heavy traffic.

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

The village is reasonably well served with facilities for its size, having a primary and secondary school, a pub and shop and a number of social facilities.

12 sites were promoted through the SHLAA process. [All of the sites promoted through the SHLAA were considered against site selection criteria which resulted in 7 being automatically excluded in accordance with Part A of the site selection assessment at preferred options, with a further two sites automatically excluded following additional landscape work carried out following the preferred options consultation.](#) Two of the sites assessed as not currently developable in the SHLAA are as a result of poor proximity to Compton. A further two are within the settlement boundary. One was ruled out by the Landscape assessment and a further two on flooding grounds. The remaining five ~~three~~ sites were considered reasonable alternatives for development and so [Part B of the site selection assessment was carried out and](#) an SA/SEA was undertaken for all these sites to inform the site selection work and the subsequent selection of preferred options. [The consultation on the preferred options and further technical work have informed which sites will be taken forward for allocation in the proposed submission DPD.](#) The table below outlines the findings of the site specific SA/SEAs and [site selection information to](#) details whether or not the sites are [recommended for](#) being taken forward as preferred options [for allocation as well as setting out the recommendation from the preferred options stage.](#)

[Preferred options consultation responses:](#)

- [COM004 – 14 responses](#)
- [COM001 – 1 response](#)
- [COM012 – 1 response](#)

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site
COM001 Land to the East of Yew Tree Stables 27 30 dwellings (1.36ha at 20dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. There are no significant positive or negative effects. Whilst the site is well located for services, particularly education, public transport options are limited. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a Recreation Ground to help promote a healthy active lifestyle. The landscape assessment has concluded that development could be accommodated on part of the site subject to mitigation/enhancement measures. The scheduled ancient monument on site means that further archaeological investigation would be required, and the impact of the ancient monument would need to	Effect: Predominantly neutral Likelihood: High Scale: AONB Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. COM004 is the only site to be allocated in Compton, and it provides the opportunity to redevelop a brownfield site. The site is significantly larger than would normally be expected for a Service Village and therefore, no other sites will be allocated within the village.	The site is not recommended for allocation. Compton is noted for its pattern of generous open spaces within the settlement and COM001 is identified in the Village Design Statement as one of the important open spaces in the village. A landscape assessment has indicated that part of the site could accommodate housing subject to mitigation and enhancement measures. The site is at risk from groundwater emergence and is adjacent to Flood Zones 2 and 3 and an area of surface water flood risk. A Flood Risk Study undertaken to

Table 27 – Summary of Compton Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site
	<p>be taken into account in any development proposal. The area of archaeological significance adjacent to the site means that the site has archaeological potential and a desk based assessment would be required. The impact of any archaeological potential and the Conservation Area would need to be taken in to account in any development proposal.</p> <p>The site is at risk from groundwater flooding and mitigation measures would be required. The development of the site for housing would have a neutral effect on economic sustainability.</p>			<p>inform the Pirbright Institute SPD showed groundwater flooding in Compton to be complex and closely related to groundwater levels and rainfall/river flows. Compton village experienced flooding recently in 2000, 2001, 2007 and 2014. Flood risk to the site would therefore require appropriate mitigation.</p> <p>COM004 is significantly larger than would normally be expected for a Service Village, therefore no other sites will be allocated within the village.</p>
<p>COM004</p> <p>Pirbright Institute, High Street, Compton, RG20 7NN</p> <p>140 dwellings (7ha at 20dph)</p>	<p>Overall the site is likely to have a positive neutral effect on sustainability. The SA/SEA highlights significant positive sustainability effects in terms of redeveloping a large area of previously developed land.</p> <p>This site would offer the opportunity to develop an existing brownfield site outside of a settlement boundary that could positively impact on the built environment and enhance the sites setting within the village and wider AONB.</p> <p>Whilst the site is well located for services, particularly education, public transport options are limited. There are, however, opportunities for walking and cycling.</p> <p>The site is in close proximity of open countryside and a Recreation Centre within the village to help promote a healthy active lifestyle.</p> <p>Redevelopment of the site in accordance with the adopted SPD would provide positive benefits for environmental sustainability in terms of enhancing green infrastructure and biodiversity on the site. The proximity of the site to the Conservation Area and a number of listed buildings also provides opportunities</p>	<p>Effect: Predominantly neutral positive</p> <p>Likelihood: High</p> <p>Scale: North Wessex Downs AONB</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is recommended for allocation</p> <p>Development on this site would provide the opportunity to develop a brownfield site, which would otherwise become derelict. There would also be an opportunity to rectify any contaminated land issues and enhance the site's setting within the AONB and village.</p>	<p>The site is recommended for allocation</p> <p>Development on this site would provide the opportunity to develop a brownfield site which relates well to the existing settlement. The re-use of a brownfield site is a priority in national and local planning policy taking precedent over Greenfield. The site would otherwise become derelict.</p> <p>There would also be an opportunity to rectify any contaminated land issues and enhance the site's setting within the AONB and village. The site will also provide community space and green infrastructure, and a level of employment use. Site COM004 is an identified opportunity site within the Core Strategy and has an adopted SPD for the site. The site is</p>

Table 27 – Summary of Compton Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site
	<p>to enhance the character of the local historic environment. There would be positive benefits to environmental sustainability through the decontamination of the site.</p> <p>Given the sites location within open downland the landscape impact of any redevelopment is vitally important. The SPD and Landscape Assessment for the site demonstrate that excluding certain areas from development could make a positive contribution to the landscape character.</p> <p>The southern edge of the site is located within Flood Zone 2 and 3. In addition, the site is at risk from surface water flooding and groundwater flooding; however this part of the site is not included in the SPD as part of the developable area of the site and the promoters of the site have said this area will not be built on.</p> <p>The site is a brownfield employment site and is proposed to be redeveloped for primarily housing with some employment development appropriate to its rural location resulting in an overall neutral/positive impact on economic sustainability.</p>			<p>the only site to be allocated in Compton and is significantly larger than would normally be expected for a Service Village, therefore no other sites will be allocated within the village.</p>
<p>COM010 Land to the west of Churn Road, Compton 43 15 dwellings (0.67 ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>There are no significant positive or negative effects. Whilst the site is well located for services, particularly education, public transport options are limited. There are, however, opportunities for walking and cycling. The site could have a negative impact on environmental sustainability as it is Greenfield, it is also open and rural in nature. The site is in close proximity of open countryside and a Recreation Ground to help promote a healthy active lifestyle.</p> <p>The site's location within the AONB could have an impact on the landscape and settlement pattern. Only part of the relatively enclosed small field would be</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: NWD AONB</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>COM004 is the only site to be allocated in Compton, and it provides the opportunity to redevelop a brownfield site. The site is significantly larger than would normally be expected for a Service Village and therefore, no other sites will be allocated within the village.</p>	<p>The site is not recommended for allocation.</p> <p>A Flood Risk Study undertaken to inform the Pirbright Institute SPD showed groundwater flooding in Compton to be complex and closely related to groundwater levels and rainfall/river flows. Compton village experienced flooding recently in 2000, 2001, 2007 and 2014. Part of COM010 falls within a groundwater emergence zone and appropriate mitigation would be required. A landscape assessment considered COM010 in combination with</p>

Table 27 – Summary of Compton Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site
	<p>suitable for development and subject to requirements to conserve and enhance the AONB as set out in the Landscape Assessment. The site is at risk from groundwater flooding as part of it lies within a Groundwater Emergence Zone and mitigation would be required. Both these factors combined with the greenfield nature of the site could result in negative impact on environmental sustainability</p> <p>Bird, Reptile and Bat surveys would be required. The site is at risk from groundwater as part of it lies within a groundwater Emergence Zone. Mitigation would be required.</p> <p>The development of the site for housing would have a neutral effect on economic sustainability.</p>			<p>COM009 and COM011 and concluded that much of the site is not suitable for development and is constrained by potential visual and landscape harm to the AONB and the settlement pattern. Only part of COM010, a relatively enclosed small field in the north east, would be suitable and subject to requirements to conserve and enhance the AONB.</p> <p>COM004 is significantly larger than would normally be expected for a Service Village, therefore no other sites will be allocated within the village.</p>
<p>COM011</p> <p>Land to the north of Hsley Road</p> <p>10 dwellings (0.52ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>There are no significant positive or negative effects. Whilst the site is well located for services, particularly education, public transport options are limited. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a Recreation Ground to help promote a healthy active lifestyle.</p> <p>The site is at risk from groundwater flooding and mitigation measures would be required.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: NWD AONB</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>COM004 is the only site to be allocated in Compton, and it provides the opportunity to redevelop a brownfield site. The site is significantly larger than would normally be expected for a Service Village and therefore, no other sites will be allocated within the village.</p>	<p>Additional landscape work carried out following the preferred options consultation indicates that development of this site would result in harm to the AONB.</p>
<p>COM012</p> <p>The Paddocks, east of Reden House, Wallingford Road</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>There are no significant positive or negative effects. Whilst the site is well located for services, particularly education, public transport options are limited. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: NWD AONB</p> <p>Duration:</p>	<p>The site is not recommended for allocation.</p> <p>COM004 is the only site to be allocated in Compton, and it provides the opportunity to redevelop a brownfield site. The site is significantly larger than would normally be</p>	<p>Additional landscape work carried out following the preferred options consultation indicates that development of this site would result in harm to the AONB.</p>

Table 27 – Summary of Compton Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site
	<p>Recreation Ground to help promote a healthy active lifestyle.</p> <p>The site is Greenfield as well as open and rural in nature, therefore there could be some negative effects on environmental sustainability.</p> <p>The site is at risk from groundwater flooding and mitigation measures would be required.</p>	<p>Permanent</p> <p>Timing: Short to Long term</p>	<p>expected for a Service Village and therefore, no other sites will be allocated within the village.</p>	

Site selection summary

The SA/SEA of the specific sites shows that COM004 will have a predominantly positive effect on sustainability whilst COM001, COM010, COM011, and COM012 would all have a predominantly neutral effect.

No significant changes have been made to the SA/SEA assessments itself as a result of the consultation. Further clarification has been provided and further landscape work undertaken to help refine the details of some of the sites being considered. Following the Preferred Options consultation, one site, COM004, is recommended for allocation.

Compton is located within the AONB and the potential impact on the natural beauty of the landscape and the special qualities of the AONB is the paramount consideration when sites are being assessed. Landscape assessment work has been undertaken for all of the five sites considered through the SA/SEA assessment process. Sites have either had their development potential reduced to take in to account the area of the site considered appropriate for development in landscape terms or they have been considered not suitable for any development.

The village is prone to flooding from the River Pang, River Roden, groundwater, surface water and sewerage/waste water infrastructure and experienced flooding recently in 2000, 2001, 2007 and 2014. A Flood Risk Study undertaken to inform the Pirbright Institute SPD showed groundwater flooding in Compton to be complex and closely related to groundwater levels and rainfall/river flows. Flood risk is therefore a key concern in the area and would require appropriate mitigation.

COM004 is recommended for allocation. The SA/SEA of COM004 shows that it will have significant positive sustainability effects. This is because development of the site will result in the redevelopment of a large previously developed site which relates well to the existing settlement, thereby having a significant positive impact on environmental sustainability. The re-use of a brownfield site is a priority in national and local planning policy taking precedent over greenfield sites. Redevelopment of the site in accordance with the adopted SPD will have further benefits for environmental sustainability, including making a positive contribution to landscape character and providing areas of green infrastructure. Redevelopment of the site

offers an opportunity for regeneration of a large site and to reduce its impact on the landscape and AONB which in part is visually prominent and detracts from the character of the village. Consultation with the Parish Council has shown that the allocation of the site would be supported. Redevelopment would enable decontamination of the site to an appropriate level suitable for the proposed land uses. The proposal would be a residential-led mixed use scheme providing some employment development appropriate to its rural location resulting in a neutral/positive impact on economic sustainability. Site COM004 is an identified opportunity site within the Core Strategy and has an adopted SPD for the site meaning that its potential for development has already been accepted. An allocation of this scale means that there is not a requirement to make additional allocations in the service village of Compton, which would normally only be suitable for a more limited amount of development.

COM001 is not recommended for allocation. Development on the site would have a predominantly neutral effect on sustainability. The landscape assessment concluded that some development could be accommodated on part of the site subject to mitigation and enhancement measures. The site is located within a groundwater emergence zone and is adjacent to Flood Zones 2 and 3 and an area of surface water flood risk and could have a negative impact on all elements of sustainability which would require mitigation. The site is in an area of archaeological potential, is a greenfield site and the Compton Village Design Statement has identified the site as an area of important open space in the village. With the allocation of COM004, there is no requirement for any additional allocation in Compton.

COM010 is not recommended for allocation. Development on the site would have a predominantly neutral effect on sustainability. The sites location within the AONB has the potential to impact on the landscape and settlement pattern and as such the landscape assessment concluded that only part of the site would be suitable for development subject to mitigation and enhancement measures. The site is at risk from groundwater flooding causing a potential negative sustainability impact which would require mitigation. The potential landscape and flooding concerns combined with the greenfield nature of the site could result in negative impacts on environmental sustainability. With the allocation of COM004, there is no requirement for any additional allocation in Compton.

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

7.2.4.7 Great Shefford

Great Shefford is a service village located to the west of West Berkshire, within the AONB. A limited amount of development, to meet local needs and maintain a vibrant, balanced community with their own sense of identity is required in service villages. The A338 runs through the village. There are intermittent bus services in to Newbury.

The river Lambourn flows through the centre of the village from Lambourn in the north to Newbury to the south. An ordinary water course flowing from the north of Great Shefford meets the Lambourn just to the east of the village. Flood zones 2 and 3 follow the same line as the rivers through the village. The majority of the village is also within a surface water flood risk area, with the centre of the village being designated as a critical drainage area in the SFRA. There is a history of significant flooding in the village and flooding in January / February 2014 led to the village largely being cut off due to a number of road closures.

Two sites were promoted through the SHLAA, one of which was assessed as potentially developable ([GSH001](#)). GSH002, was assessed as not currently developable due to its location within flood zone 3 and the critical drainage area. An SA/SEA was undertaken for GSH001 to inform the site selection work and subsequent selection of preferred options [and recommendations for allocation](#).

[Preferred Options Consultation response](#)

- [Great Shefford general – 7 responses](#)

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
GSH001 Land east of Spring Meadows, Great Shefford 46 15 dwellings (0.8ha at 20dph)	The site is close to local facilities and services within the village and to the countryside which would encourage walking and cycling, with a positive impact on sustainability. The site is in a surface water flood risk area. Flooding has a negative impact on all elements of sustainability, some mitigation measures may be able to improve the situation. Great Shefford itself has a history of flooding, which many mean that mitigation measures do not remove the risk, and subsequent impact on sustainability.	Effect: Predominantly neutral Likelihood: High Scale: AONB – Great Shefford Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation Due to the flood risk within the village, and history of flooding resulting in all road in and out of the village being closed (Jan/Feb 2014).	The site is not recommended for allocation. No additional information submitted at preferred options to change recommendation. Further technical evidence, in the form of a groundwater flood risk study, has been carried out and indicates that part of the site is at risk from groundwater flooding

Site selection summary

While the SA/SEA indicates that GSH001 would have a predominantly neutral sustainability impact and does not highlight any significant sustainability issues, the site is not recommended for allocation due to the [significant](#) flood risk within the village. While the site itself is not at risk from fluvial flooding (although it is in a surface water [and groundwater](#) flood risk area), the impact of flooding in the village is [so](#) significant that additional development is not considered appropriate.

7.2.4.8 Hermitage

Hermitage is one of West Berkshire’s service villages within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). [A limited amount of development to meet local needs and maintain vibrant, balanced communities with their own sense of identity is required through the Core Strategy.](#) It is in a rural location but close to both the M4 and A34 corridors running east west and north south. As a service village, Hermitage is suitable only for a limited amount of development due to the more limited range of services available.

While there are public transport opportunities [available](#) within the village, the bus service is intermittent [and t](#). There is no train station.

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

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

~~11~~ 2 sites were promoted through the SHLAA process [for residential development](#), and ~~four~~ five were assessed to be potentially developable within the SHLAA. [All sites promoted through the SHLAA were considered against site selection criteria, which resulted in six sites being automatically excluded in accordance with part A of the assessment.](#) ~~Five~~ Four of the sites were excluded because [they are](#) inappropriate in scale to the role and function of the settlement hierarchy [some which are also poorly related to the existing settlement](#) (HER010, HER012, HER013, HER014, HER015), ~~which is a ground for automatic exclusion.~~ A further two sites were ~~taken out of the site selection process~~ [excluded, one](#) due to the site having planning permission [and being located within the settlement boundary](#) (HER003) and [one for](#) being too small to allocate [and poorly related to the existing settlement](#) (HER007).

[One site \(HER016\) which was assessed as not currently developable in the SHLAA was taken forward for further assessment as a reasonable alternative despite the SHLAA assessment as it had similar attributes as another site \(HER011\) which was assessed within the SHLAA as potentially developable.](#)

[Therefore five sites were considered reasonable alternatives for development and so a SA/SEA was undertaken, along with part B of the site assessment, to inform the site selection work and subsequent selection of preferred options. The consultation on the preferred options and further technical work have informed which sites will be taken forward for allocation in the proposed submission DPD.](#)

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

The table below outlines the findings of the site specific [assessments/SA/SEAs](#) and details whether or not the sites are being taken forward [for allocation as well as outlining the recommendation from the preferred options stage](#). ~~as preferred options.~~

[Preferred options consultation responses:](#)

- [HER011 – 11 responses \(10 processed and 1 inadmissible\)](#)
- [HER004 – 1 response](#)

Table 29 – Summary of Hermitage Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
HER001	Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does	Effect: Predominantly	The site is recommended for allocation.	The site is recommended for allocation.

Table 29 – Summary of Hermitage Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>Land off Charlotte Close, Hermitage</p> <p>46</p> <p><u>Approximately 15 dwellings (0.8ha at 20 dph)</u></p>	<p>not highlight any significant sustainability effects.</p> <p>There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury <u>and other centres</u>. The site is in close proximity of open countryside to help promote a healthy active lifestyle. <u>Development on this site has the potential to improve the built environment through a well designed scheme.</u></p> <p>There are potential negatives due to <u>a small part of</u> the site being at risk from surface water flooding and <u>a small part of the site being located within a critical drainage area, and</u> <u>There is also the potential for a negative impact on environmental sustainability due to</u> the sites location within the AONB. <u>However, a Landscape Sensitivity Assessment (LSA) has been carried out which concludes that the site has the potential to deliver housing without creating an adverse impact on the landscape, subject to a series of mitigation measures set out within the LSA and outlined above.</u></p> <p>Whilst the risk is considered to be small, flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.</p>	<p>neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is well related to the existing settlement. Landscape assessment indicates development would be acceptable subject to mitigation measures ensuring the protection of existing landscape features.</p> <p>The site is at risk from surface flooding and a small part of the site is within a Critical Drainage Area; nonetheless, the Core Strategy requires the use of SuDS techniques in new developments.</p>	<p><u>The site is well related to the existing settlement.</u></p> <p><u>Whilst the site is within the AONB a Landscape Sensitivity Assessment has been carried out and indicates that development on the site would be acceptable in landscape terms, subject to mitigation measures to ensure the protection of existing landscape features.</u></p> <p><u>A small part of the site is within an area of surface water flood risk and a small part of the site is within a Critical Drainage Area. As a result a Flood Risk Assessment (FRA) would be required to support a planning application, along with the implementation of appropriate flood risk mitigation measures.</u></p> <p><u>In addition, an Extended Phase 1 Habitat Survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</u></p>
<p>HER004</p> <p>Land to the south east of Old Farm House,</p>	<p>Overall the site is likely to have a <u>predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</u></p> <p>There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB</p>	<p>The site is not recommended for allocation.</p> <p>Landscape assessment indicates that site is part of open gateway to Hermitage from the south.</p>	<p>Part of the site is recommended for allocation.</p> <p><u>The site is well related to the existing settlement, however the Landscape Sensitivity Assessment (LSA) concludes that development</u></p>

Table 29 – Summary of Hermitage Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>Hermitage 14 10 dwellings (0.5 72ha at 20 dph)</p>	<p>there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy active lifestyle. Development on this site has the potential to improve the built environment through a well designed scheme. There are potential negatives due to a small part of the site being at risk from surface water flooding and a large part of the site being located within a critical drainage area. Flooding has the potential to impact on all elements of sustainability. Mitigation measures would need to be considered to reduce the impact. There is also the potential for a negative impact on environmental sustainability due to the sites location within the AONB. A Landscape Sensitivity Assessment (LSA) has been carried out which concludes that development on the whole site would result in harm to the natural beauty of the AONB, but that a small area in the north west of the site (between the public house and the access off Lipscomb Close) could be developed together with HER001. There are potential negatives due to the site being at risk from surface water flooding and being located within a critical drainage area and the sites location within the AONB. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.</p>	<p>spatial area Duration: Permanent Timing: Short to Long term</p>	<p>Development on the whole site would be unacceptable, but a small area to the north east of the site would be acceptable if developed together with HER001 (the area of land between the public house and the access off Lipscomb Road).</p>	<p>on the whole of the site would result in harm to the AONB. The LSA indicates that the site is part of the open gateway to Hermitage from the south. The LSA goes on to state that a small area to the north west of the site would be acceptable if developed together with HER001 (the area of land between the public house and the access off Lipscomb Close). A large part of the site lies within a Critical Drainage Area and a small part is within an area of surface water flood risk, so a Flood Risk Assessment (FRA) would be required to support a planning application. This would ensure the implementation of appropriate flood risk mitigation measures. In addition, a desk-based archaeological assessment would be required, along with an Extended Phase 1 Habitat Survey together with any further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</p>

Table 29 – Summary of Hermitage Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>HER009</p> <p>Land north of Hermitage Primary School, Hampstead Norreys Road, Hermitage</p> <p>28 dwellings (1.4ha at 20 dph)</p>	<p>Overall the site is likely to have a <u>predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</u></p> <p>There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury <u>and other centres</u>. The site is in close proximity of open countryside to help promote a healthy active lifestyle.</p> <p>There are potential negatives due to the site being at risk from surface water flooding and the sites location within the AONB. <u>Whilst the risk is considered small, Flooding has the potential to impact on all elements of sustainability. The location of the site within the AONB means that development has the potential to impact upon environmental sustainability. A Landscape Sensitivity Assessment (LSA) has been carried out which concludes that development of the whole site would widen the otherwise narrow settlement on the west side of Hampstead Norreys Road. Only part of the site could be considered as a potential housing site subject to the implementation of mitigation measures outlined within the LSA., and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.</u></p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>Landscape assessment indicates that the site is locally prominent but there is development potential on part of the site.</p> <p>Adjacent to settlement boundary with loose development to the north, south and west.</p> <p>Not as well related to the settlement pattern as HER001.</p>	<p>The site is not recommended for allocation.</p> <p><u>The site is adjacent to settlement boundary with dispersed development to the north, south and west.</u></p> <p><u>The Landscape Sensitivity Assessment (LSA) indicates that the site is locally prominent but largely well screened from the AONB. It goes on to state that development would impact on the rural character of Manor Lane, impact on the footpath crossing the site and development of the whole site would widen the otherwise narrow settlement on the west side of Hampstead Norreys Road. However, it concludes that there is development potential on only part of the site subject to mitigation measures to conserve and enhance the natural beauty and special qualities of the AONB.</u></p> <p><u>Small areas of the site are within an area of surface water flood risk, and a Flood Risk Assessment (FRA) would be required to ensure appropriate flood mitigation measures are implemented.</u></p> <p><u>It is considered that, given the outcomes of the LSA, development on this site would not be as well related to the settlement pattern as</u></p>

Table 29 – Summary of Hermitage Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
				HER001. Other sites within Hermitage are considered to be more appropriate for development.
<p>HER011</p> <p>Land north of Manor Lane, Hermitage</p> <p>12 dwellings (0.58ha at 20dph)</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. however the SA/SEA highlights a significant sustainability effect as a result of the impact that development would have upon the character of Oare. There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy active lifestyle.</p> <p>There are potential negatives due to the sites location within the AONB, its relationship with the existing settlement pattern and the proximity to the M4 motorway. Development therefore has the potential to impact upon environmental sustainability. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact. There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury. The site is in close proximity of open countryside to help promote a healthy active lifestyle.</p>	<p>Effect: Predominantly neutral with one significantly negative effect</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. The proximity of the site to the M4 is likely to result in noise impacts</p>	<p>The site is not recommended for allocation.</p> <p>Development of the site would extend the village of Hermitage to the north of Manor Lane, along Hampstead Norreys Road. It is considered that such expansion would not be appropriate as it would be poorly related to the existing settlement pattern.</p> <p>Although a Landscape Sensitivity Assessment (LSA) was not carried out for this site specifically, the work on HER009 concludes that development would not extend further northwards than the existing northern edge of Hermitage.</p> <p>The proximity of the site to the M4 is likely to impact on noise and air quality.</p>
<p>HER016</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does</p>	<p>Effect: Predominantly</p>	<p>The site is not recommended for allocation.</p>	<p>The site is not recommended for allocation.</p>

Table 29 – Summary of Hermitage Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
Land east of Hampstead Norreys Road, Hermitage 8 dwellings (0.4ha at 20 dph)	<p>not highlight any significant sustainability effects.</p> <p><u>There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy active lifestyle.</u></p> <p>There are potential negatives due to the sites location within the AONB, the relationship of the site to the existing settlement boundary <u>pattern</u> and the proximity to the M4 motorway. Development <u>therefore</u> has the potential to impact upon environmental sustainability. Development therefore has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.</p> <p>There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury. The site is in close proximity of open countryside to help promote a healthy active lifestyle</p>	<p><u>neutral</u> negative</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is poorly related to Hermitage and the proximity of the site to the M4 is likely to result in noise impacts.</p>	<p><u>Development of the site would extend the village of Hermitage to the north of Manor Lane, along Hampstead Norreys Road. It is considered that such expansion would not be appropriate and would be poorly related to the existing settlement pattern.</u></p> <p><u>Although a Landscape Sensitivity Assessment (LSA) was not carried out for this site specifically, the work on HER009 concludes that development would not extend further northwards than the existing northern edge of Hermitage.</u></p> <p><u>The proximity of the site to the M4 is likely to impact on noise and air quality.</u></p>

Site selection summary

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

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

No significant changes have been made to the SA/SEA assessment itself as a result of the consultation; however, the comments have provided further information about the sites which has helped to refine the details of the sites proposed for allocation. Following the Preferred Options consultation HER001 and part of HER004 are being recommended for allocation in Hermitage.

As Hermitage is in the AONB the potential impact on the natural beauty of the landscape and the special qualities of the AONB is the paramount consideration when sites are being assessed. is critical. A Landscape Sensitivity Character Assessment (LSA, 2011 and 2014) has been undertaken

for sites HER001, HER004 and HER009, and advised of mitigation/enhancement measures to ensure that the negative impact on the character of the AONB, and consequential negative impact on environmental sustainability, is minimized. For sites HER001, HER004 and HER009. Mitigation measures include reducing the area that is acceptable for development and the protection and enhancement of key landscape features. For site HER004, only a small area is suitable for development, however the site forms part of the open gateway to Hermitage from the south.

HER001 is recommended for allocation. The site is well related to the existing settlement and development of the site would result in little harm to the natural beauty of the landscape, subject to the implementation of mitigation measures set out within the LSA (2011). A small part of the site is at risk from surface water flooding and a small part sits within a critical drainage area. However, through the preparation of a Flood Risk Assessment (FRA) appropriate mitigation measures can be identified and implemented as part of any proposed development scheme.

Part of HER004 is recommended for allocation. Only a small part in the northwest corner of the site is to be allocated in accordance with the LSA (2011). The site is well related to the existing settlement and could be developed in conjunction with HER001 to provide a cohesive and comprehensive development. A small part of the site is at risk from surface water flooding and a large part sits within a critical drainage area. However, through the preparation of a Flood Risk Assessment (FRA) appropriate mitigation measures can be identified and implemented as part of any proposed development scheme.

HER009 is not recommended for allocation. The site is in a prominent location but largely screened from the AONB. The LSA (2014) states that development would impact on the character of Manor Lane, impact on the footpath crossing the site and development of the whole site would widen the otherwise narrow settlement on the west side of Hampstead Norreys Road. However, it concludes that there is development potential on only part of the site subject to mitigation measures to conserve and enhance the natural beauty of the AONB. Similar to HER001 and HER004, small parts of the site are within areas of surface water flood risk, however through the preparation of Flood Risk Assessment (FRA) appropriate mitigation measures can be identified and implemented as part of any proposed development scheme. It is considered that other sites within Hermitage are more appropriate for development.

HER011 and HER016 are not recommended for allocation. Development of these sites would extend the village to the north of Manor Lane, along Hampstead Norreys Road. It is considered that such expansion would not be appropriate and would be poorly related to the existing settlement pattern.

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

~~Because Hermitage is identified as a rural service village, there is only the need for a limited amount of development. There is therefore not the need to develop sites HER001, HER004 and HER009 together. It is considered that HER001 is better related to the settlement than HER009, and is~~

therefore being recommended for allocation. Site HER004 has been ruled out because, as aforementioned, the site forms part of the open gateway to Hermitage from the south.

7.2.4.9 Kintbury

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

The river Kennet, (which is an SSSI) and the Kennet and Avon canal flow lie to the south north of the village, but with the flood zones also predominantly travel north of the river railway line and so away from the village itself. The SSSI follows the river Kennet again to the south of the village. The majority of the village is within a groundwater emergence zone, with small areas within surface water flood risk areas. The southern northern and central part of the village is within a conservation area.

14 sites were promoted through the SHLAA process, nine 9 of which were assessed as potentially developable. Of these, 1 was later withdrawn. Those sites assessed as not currently developable in the SHLAA are as a result of the landscape assessment work indicating which concluded that development would not be acceptable as it would cause harm to the AONB. Of the potentially developable sites, one site was ruled out through the automatic exclusions part of the assessment criteria (KIN006, due to development potential of less than 5). The remaining eight 8 sites were considered reasonable alternatives for development and so an SA/SEA was undertaken for all these sites to inform the site selection work and the subsequent selection of preferred options. The consultation on the preferred options and further technical work have informed which sites will be taken forward for allocation in the proposed submission DPD. The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options for allocation as well as setting out the recommendation from the preferred options stage.

Preferred options consultation responses:

- [KIN006/07 – 17 responses](#)
- [KIN008/009 – 1 response](#)
- [Kintbury - 4 responses](#)

Table 30 – Summary of Kintbury Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
KIN004 Kintbury Park Farm, Irish Hill Road, Kintbury	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is well related to existing services and facilities within Kintbury with opportunities for walking and cycling and healthy active lifestyles, giving a positive impact on sustainability. The impact on the landscape	Effect: Predominantly neutral Likelihood: High Scale: AONB - Kintbury Duration:	The site is not recommended for allocation Development here would have an impact on the rural character of this area. Only a very small area of the site is	The site is not recommended for allocation <u>Development on the site would have an impact on the rural character of the area. The undeveloped rural character of the site provides an attractive natural edge to the east of the Conservation</u>

Table 30 – Summary of Kintbury Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
18 dwellings (0.89ha at 20dph)	could have a negative impact on environmental sustainability. Significant landscape mitigation measure would be required which significantly reduce the area suitable for development. The site is within a groundwater emergence zone, with potential for groundwater flooding which could lead to a negative impact on all elements of sustainability. Mitigation measures should reduce this impact. There is the potential for a negative impact on environmental sustainability due to the site's location both within the AONB and its location in Kintbury, adjacent to the Conservation Area. A LSA has been carried out which concludes that only a limited part of the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. The site lies within a groundwater emergence zone. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.	Permanent Timing: Short to Long term	acceptable for development in landscape terms. Other sites in Kintbury are considered to be more appropriate for development.	Area and even a linear development along Irish Hill Road could have a potential impact on the setting of the Conservation Area. Other sites in Kintbury are considered to be more appropriate for development.
KIN006 Land east of Layland Green, Kintbury Approx 10 dwellings as a combined site with KIN007 4 dwellings (0.2ha at 20dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is well related to the existing settlement close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. Development on this site has the potential to improve the built environment through a well designed scheme. There is also the potential for a negative impact on environmental sustainability due to the site's location is within the AONB. However, a LSA has been carried out which concludes that the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. As the site is close to a site with Great Crested Newts, there is	Effect: Predominantly neutral Likelihood: High Scale: AONB - Kintbury Duration: Permanent Timing: Short to Long term	The site is recommended for allocation as part of a wider allocation with KIN007 The site is well related to the existing settlement and local services and facilities.	The site is recommended for allocation as part of a wider allocation with KIN007 Particular concerns were raised in the preferred options consultation about the impacts on flooding, highway safety and biodiversity. These have been followed up but no new or additional information has been submitted that would rule the site out, subject to suitable mitigation measures being put in place including taking into account the outcomes of a Flood Risk Assessment (FRA) for the site.

Table 30 – Summary of Kintbury Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>therefore also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented as set out in the assessments. Mitigation measures would also need to be put into place to remove potential negative impacts on environmental sustainability for the woodland TPO on KIN007. There is the potential for a negative impact on environmental sustainability unless the site is developed in line with the outcome of the contamination assessment. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.</p>			
<p>KIN007 Land east of Layland Green, Kintbury Approx 10 dwellings as a combined site with KIN007 9 dwellings (0.44ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is well related to the exiting settlement close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. Development on this site also has the potential to improve the built environment through a well designed scheme. The site is within the AONB close to a site with great crested newts, there is potential for a negative impact on environmental sustainability, unless appropriate mitigation measures are implemented as set out in the assessments. There is the potential for a negative impact on environmental sustainability due to the site's location within the AONB. However, a LSA has been carried out which concludes that the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability, unless</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: AONB - Kintbury Duration: Permanent Timing: Short to Long term</p>	<p>The site is recommended for allocation as part of a wider allocation with KIN006</p> <p>The site is well related to the existing settlement and local services and facilities.</p>	<p>The site is recommended for allocation as part of a wider allocation with KIN006</p> <p>Particular concerns were raised in the preferred options consultation about the impacts on flooding, highway safety and biodiversity. These have been followed up but no new or additional information has been submitted that would rule the site out, subject to suitable mitigation measures being put in place including taking into account the outcomes of a Flood Risk Assessment (FRA) for the site.</p>

Table 30 – Summary of Kintbury Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>appropriate avoidance and mitigation measures are implemented. Mitigation measures would also need to be put into place to remove any potential negative impacts on environmental sustainability for the woodland TPO on KIN007. There is the potential for a negative impact on environmental sustainability unless the site is developed in line with the outcome of the contamination assessment. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.</p>			
<p>KIN008 Land to the east of Layland Green and south of Holt Road, Kintbury 13 dwellings (0.64ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities with opportunities for walking and cycling, which give a positive impact on sustainability. The site is within the AONB, the Landscape Assessment indicates that only a small part of the site would be suitable for development without a significant impact on the character of the landscape and therefore, have a negative impact on environment sustainability. Mitigation measures would be required on the small area of the site to ensure there wasn't a negative impact on sustainability. The site is at risk from ground and surface water flooding, without appropriate mitigation this would have a negative impact on all elements of sustainability. There is also the potential for a negative impact on environmental sustainability due to the site's location within the AONB. A LSA has been carried out which concludes that although the western part of the site is well connected to the settlement edge, development of the whole site would be out of scale with most of Kintbury and would constitute an unacceptable expansion of the settlement. As the site is close to a site with Great Crested Newts, there is also potential for a negative</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: AONB - Kintbury Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation Only a very small area of the site is suitable for development in landscape terms. The site would need to be developed alongside other sites to improve its relationship to the existing settlement and gain access. Other sites in Kintbury are considered more appropriate for development.</p>	<p>The site is not recommended for allocation The acceptable developable area is poorly related to existing residential development, without additional sites being developed in order to improve this relationship and gain access. This would result in development not in keeping with the role and function of Kintbury as a service village.</p>

Table 30 – Summary of Kintbury Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented. The site lies within a groundwater emergence zone. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.</p>			
<p>KIN009</p> <p>Land to the east of Layland Green, Kintbury</p> <p>16 dwellings (0.8ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities with opportunities for walking and cycling, giving a positive impact on sustainability. The site is located in the AONB close to a site with great crested newts, without appropriate mitigation measures development could have a negative impact on environmental sustainability. The site is at risk from groundwater flooding. Flood risk can have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided. Development on the site has the potential to improve the built environment through a well designed scheme. There is also the potential for a negative impact on environmental sustainability due to the site's location within the AONB. However, a LSA has been carried out which concludes that the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented. Part of the site is within a groundwater emergence zone. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB - Kintbury</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation</p> <p>The site would need to be allocated and developed as part of a wider allocation to improve the site's relationship to the existing settlement. Development of a larger group of sites would be out of keeping with the role and function of Kintbury as a service village.</p>	<p>The site is not recommended for allocation</p> <p>The acceptable developable area is poorly related to existing residential development, without additional sites being developed in order to improve this relationship and gain access. This would result in development not in keeping with the role and function of Kintbury as a service village.</p>

Table 30 – Summary of Kintbury Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>KIN011</p> <p>Land adjoining The Haven, Kintbury</p> <p>Approx 20 dwellings (10.8ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. The site is in the AONB and close to a great crested newt site. Without mitigation measures development would lead to a negative impact on environmental sustainability. The site is in a groundwater emergence zone, therefore there is potential for groundwater flooding. Flooding can have a negative impact on all elements of sustainability unless mitigation measures are provided. The site has a strong relationship with the existing settlement and is close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. Development on this site has the potential to improve the built environment through a well designed scheme. The site is not anticipated to have a significant traffic impact on the wider highway network at this level of development, however particular concern has been expressed locally regarding the combined potential traffic impact with the additional apartments currently being constructed at Inglewood. There could be potential for a negative impact on sustainability if these road safety concerns could not be overcome. There is also the potential for a negative impact on environmental sustainability due to the site's location within the AONB. However, a LSA has been carried out which concludes that the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures are implemented.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB - Kintbury</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation</p> <p>Significant concerns about the traffic impact of development on the highway network</p>	<p>The site is not recommended for allocation</p> <p>At the preferred options stage the site was not recommended for allocation primarily because of highway concerns. Sight lines are poor at the Inkpen Road/The Haven junction and the Inkpen Road / High Street junction is also restricted regarding width and sight lines. Extensive on street car parking within the High Street also limits potential for additional traffic flow. However, since the preferred options consultation further technical work has been undertaken on the site. This has shown that the required visibility splays can be achieved from land within Sovereign's control at the Inkpen Road/The Haven junction and therefore this issue can be resolved. In addition, the Highways team does not consider that the increase in traffic at the Inkpen Road / High Street junction (in relation to all the existing traffic using this junction) would be of sufficient concern to prevent allocation of this site for housing for 20 dwellings. Further development at this location would however be of concern. Although the main technical reasons for not proposing the site for allocation at the preferred options stage have been overcome, Council Members have responded to the concerns expressed locally over the cumulative impacts of additional development in Kintbury</p>

Table 30 – Summary of Kintbury Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>Part of the site lies within a groundwater emergence zone. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>			<p>together with the previously approved development at Inglewood, phase 3 of which is still currently under construction. As KIN006 /007 was previously identified as a preferred site and was consulted upon at the preferred options stage, they consider that the public have been given more opportunity to comment on this as an option for future development. They have therefore requested that consideration of KIN011 is deferred until an informed assessment can be made of the cumulative impact of traffic generated from the additional dwellings at Inglewood with that generated from KIN006/007. It is therefore proposed that the site should be considered further through the preparation of the new Local Plan.</p>
<p>KIN015</p> <p>Land to the east of Layland Green, Kintbury</p> <p>29 dwellings (1.4ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities, with opportunities for walking and cycling which give a positive impact on sustainability. The site is located within the AONB, the landscape assessment indicates that part of the site would be suitable for development as long as the mitigation measures set out are adhered to, without these mitigation measures there could be a negative impact on environmental sustainability. The site is poorly related to the existing settlement pattern unless other sites were developed, giving a negative impact on environmental sustainability. The site is also in a surface water flood risk area. With appropriate mitigation measures the potential negative impact on</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB - Kintbury</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation</p> <p>The site is poorly related to the existing settlement without other sites being developed. Development of this, with other sites, would be out of keeping with the role and function of Kintbury as a service village.</p>	<p>The site is not recommended for allocation</p> <p>The acceptable developable area is poorly related to existing residential development, without additional sites being developed in order to improve this relationship and gain access. This would result in development not in keeping with the role and function of Kintbury as a service village.</p>

Table 30 – Summary of Kintbury Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>all elements of sustainability should be reduced. There is also the potential for a negative impact on environmental sustainability due to the site's location within the AONB and its location relative to the main settlement of Kintbury. However, a LSA has been carried out which concludes that some of the site has the potential to deliver a very limited number of dwellings without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>			
<p>KIN016 Land at Deane, Inkpen Road, Kintbury 18 dwellings (0.9ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects The site is close to local services and facilities, with opportunities for walking and cycling, giving a positive impact on sustainability. There is concern over traffic impact on road safety, which without mitigation measures could have a negative impact on all element of sustainability. The site is located in the AONB and close to a great crested newt site, without appropriate mitigation measures development could lead to a negative impact on environmental sustainability. The site is not anticipated to have a significant traffic impact on the wider highway network at this level of</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: AONB - Kintbury Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation Significant concerns about the traffic impact of development on the highway network</p>	<p>The site is not recommended for allocation The acceptable developable area is poorly related to existing residential development, without additional sites being developed in order to improve this relationship and gain access. This would result in development not in keeping with the role and function of Kintbury as a service village.</p>

Table 30 – Summary of Kintbury Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	<p>development. There is also the potential for a negative impact on environmental sustainability due to the site's location within the AONB. However, a LSA has been carried out which concludes that part of the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures are implemented. A very small part of the site lies within a groundwater emergence zone. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>			

Site selection summary

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

[No significant changes have been made to the SA/SEA assessment itself as a result of the consultation; however, the comments have provided further information about the sites which has helped to refine the details of the sites proposed for allocation. Following the Preferred Options consultation 1 site \(KIN006 and KIN007 is regarded as a combined site\) is recommended for allocation.](#)

As Kintbury is in the AONB the [potential](#) impact on the [natural beauty of the](#) landscape [and the special qualities of the AONB is the paramount consideration when sites are being assessed.](#) ~~is critical.~~ A number of sites have had their development potential reduced to take into account the area of the site considered appropriate for development in landscape terms. The developable area for KIN004, KIN008 KIN015 have [been very](#)

significantly reduced to ensure that development would not [cause harm to the natural beauty and special qualities of the AONB](#) have negative impact on the character of the AONB, and consequential negative impact on environmental sustainability.

KIN004 is not [recommended for allocation](#). ~~considered suitable for development as development, even within the area designated as acceptable in landscape terms would change the character of the built environment, but developing on the opposite side of Irish Hill Road to existing residential development. The SA/SEA indicates that development could have a negative impact on environmental sustainability and so the site has not been recommended for allocation.~~ [Development on the site would have an impact on the rural character of the area. The undeveloped rural character of the site provides an attractive natural edge to the east of the Conservation Area and even a linear development along Irish Hill Road could have a potential impact on the setting of the Conservation Area. Other sites in Kintbury are considered to be more appropriate for development.](#)

KIN006 and KIN007 ~~have been~~ [are](#) recommended for allocation as a single [combined](#) allocation. The sites are well related to the existing settlement, close to local services and facilities [and can deliver housing without causing harm to the natural beauty and special qualities of the AONB](#). ~~The only potential negative sustainability impact is due to the site's location within the AONB, which with mitigation measures could be reduced.~~

KIN011 ~~is not recommended for allocation. At the preferred options stage the site was not recommended for allocation primarily because of highway concerns. Sight lines are poor at the Inkpen Road/The Haven junction and the Inkpen Road / High Street junction is also restricted regarding width and sight lines. Extensive on street car parking within the High Street also limits potential for additional traffic flow. However, since the preferred options consultation further technical work has been undertaken on the site. This has shown that the required visibility splays can be achieved from land within Sovereign's control at the Inkpen Road/The Haven junction and therefore this issue can be resolved. In addition, the Highways team does not consider that the increase in traffic at the Inkpen Road / High Street junction (in relation to all the existing traffic using this junction) would be of sufficient concern to prevent allocation of this site for housing for 20 dwellings. Further development at this location would however be of concern. Although the main technical reasons for not proposing the site for allocation at the preferred options stage have been overcome, Council Members have responded to the concerns expressed locally over the cumulative impacts of additional development in Kintbury together with the previously approved development at Inglewood, phase 3 of which is still currently under construction. As KIN006 /007 was previously identified as a preferred site and was consulted upon at the preferred options stage, they consider that the public have been given more opportunity to comment on this as an option for future development. They have therefore requested that consideration of KIN011 is deferred until an informed assessment can be made of the cumulative impact of traffic generated from the additional dwellings at Inglewood with that generated from KIN006/007. It is therefore proposed that the site should be considered further through the preparation of the new Local Plan.~~

KIN008, KIN009, KIN015 and KIN016 [are not recommended for allocation](#). Their acceptable developable areas ~~of KIN015, KIN009 and KIN08 themselves~~ are poorly related to the existing residential development, without additional sites being developed [in order to improve this relationship and gain access](#). This would have a negative impact on the character of the built environment, with a possible negative effect on environmental sustainability. Development of additional sites to link these ~~two~~ sites to the existing settlement would result in development not in keeping with the role and function of Kintbury as a service village.

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

7.3 Gypsies and Travellers and Travelling Showpeople Site Selection

Gypsies, Travellers and Travelling Showpeople sites are located across the district. [Following a Call for Sites in May/June 2014](#) ~~Ten sites have been submitted or were considered by the Council for allocation. Three have been~~ [Four sites were](#) automatically excluded; [two excluded](#) due to landscape concerns (GTTS1 and GTTS8), ~~or one due to the inappropriate~~ size of the [final](#) development (GTTS4), and a further site [the fourth site](#) was found to be no longer available (GTTS6A).

The remaining six sites were considered [as](#) reasonable alternatives for development and so an SA/SEA was undertaken for all these sites to inform the site selection work and subsequent selection of preferred options. [The consultation on the preferred options and further technical work have informed which sites will be taken forward for allocation in the proposed submission DPD.](#)

The table below outlines the findings of the site specific [assessments](#)/SA/SEAs and details whether or not the sites are being taken forward as preferred options [for allocation as well as outlining the recommendation from the Preferred Options stage.](#)

[Preferred options consultation responses:](#)

- [Long Copse Farm \(GTTS2\) – 69 responses](#)
- [New Stocks Farm, Paices Hill \(GTTS5\) – 10 responses](#)
- [Land at Clappers Farm – corner of Bloomfield Hatch Lane and Cross Lane \(GTTS6B\) – 70 responses \(64 processed and 6 inadmissible\)](#)
- [Padworth Farm \(GTTS9\) – 10 responses](#)
- [General – 6 responses \(5 processed and 1 inadmissible\)](#)
- [Table of rejected sites – 3 responses](#)

Table 31 – Summary of Gypsies, Traveller and Travelling Showpeople Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
GTTS2 Long Copse Farm, Enborne 24 plots (for	Overall the site is likely to have a predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities and this could have a positive impact on sustainability. Development of the site could however lead to a negative impact on environmental sustainability	Effect: Predominantly neutral Likelihood: High Scale: Newbury Thatcham	The site is recommended for allocation. A level of need has been identified within the GTAA. The site is already used for Travelling Showpeople and therefore, this is seen as an ideal location to meet the	The site is recommended for allocation. The level of need has been identified within the GTAA. This is an existing site for Travelling Showpeople, with

Table 31 – Summary of Gypsies, Traveller and Travelling Showpeople Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
Travelling Show-people)	unless suitable mitigation measures are introduced with regard to flood risk, landscaping and the greenfield nature of the site. Mitigation measures such as good design techniques, SUDS and layout would help to mitigate this impact.	Duration: Permanent Timing: Short to Long term	identified need.	good access to a range of services and facilities on an established site. Effective landscaping will be required to ensure the impact of any development on the wider landscape is minimised. Mitigation will also be required to ensure development does not impact upon the Local Wildlife Site and an FRA would be required as part of any scheme.
GTTS3 Benhams Farm, Hollybush Lane, Burghfield Common Up to 15 pitches	Overall the site is likely to have a predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities, with opportunities for walking, cycling and public transport, this has a positive impact on sustainability. Development of the site could lead to a negative impact on environmental sustainability unless suitable mitigation measures are introduced with regard to landscape impact and the built environment as the site abuts the existing settlement boundary . The site is greenfield and therefore likely to have a negative impact on sustainability. Mitigation measures such as good design techniques and layout would help to mitigate this impact.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. There is a concern regarding the impact on the existing settled community.	The site is not recommended for allocation. There is a concern regarding the impact on the existing settled community.
GTTS5 New Stocks	Overall the site is likely to have a predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant	Effect: Predominantly neutral	The site is recommended for allocation. The site is within an existing	The site is recommended for allocation. The site is within an existing

Table 31 – Summary of Gypsies, Traveller and Travelling Showpeople Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
<p>Farm, Paices Hill, Aldermaston</p> <p>Up to 8-pitches</p>	<p>sustainability effects.</p> <p>The site is close to local services and facilities, with opportunities for walking, cycling and public transport in particular, this has a positive impact on sustainability. The site is also previously developed land which would positively impact on environmental sustainability.</p>	<p>Likelihood: High</p> <p>Scale: East Kennet Valley</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>Gypsy and Traveller site. The principle of Gypsies and Travellers is already established on the site.</p>	<p>Gypsy and Traveller site. The principle of Gypsies and Travellers is already established on the site.</p> <p>The allocation will replace 8 of the existing 15 transit pitches, with 8 permanent pitches for Gypsies and Travellers. The GTAA has concluded that there is no demand for additional transit pitches within the period to 2029.</p>
<p>GTTS6B</p> <p>Land at Clappers Farm area of search corner of bloomfield Hatch Land and Cross Lane</p> <p>Up to 9 pitches</p>	<p>Overall development on part of the area of search the site is likely to have a predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The Allocating a site within the area of search could impact positively on the lifestyle of the travelling community through the provision of permanent accommodation.</p> <p>The site area of search has poor access to public transport and services and facilities are approximately 2.5 - 4km from the site with the exception of a primary school although this is within the neighbouring authority.</p> <p>This would lead to a high car dependency and have a negative effect on social and environmental sustainability.</p> <p>The greenfield nature of the site area of search and the potential for noise impact from the railway line could also have a negative impact on sustainability. Mitigation measures such as good</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: East Kennet Valley</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is recommended for allocation.</p> <p>This is Council owned land which is in a rural location but still close to services and facilities in nearby settlements.</p>	<p>The site area of search is recommended for allocation.</p> <p>The identified preferred options site (GTTS6B) forms part of wider Council landholdings, Clappers Farm, and the whole of the site is now being considered as an area of search (GTTS6). Comments and concerns raised through the preferred options consultation has resulted in the wider Clappers Farm landholding (GTTS6) being considered as an area of search from within which a site for up to 9 pitches will be delivered through the Local Plan.</p> <p>Despite being located in a rural location, the area of search is</p>

Table 31 – Summary of Gypsies, Traveller and Travelling Showpeople Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
	design techniques and additional landscaping would help to mitigate against negative impact. Flooding has the potential to impact on all aspects of sustainability if appropriate mitigation measures are not put in place.			close to some local services and facilities nearby, and has good access to both A33 and the M4.
GTTS7 72 Purley rise, Purley-on-Thames Up to 10 pitches	Overall the site is likely to have a predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site scores positively is likely to have a positive impact on sustainability in terms of opportunities for sustainable travel and healthy active lifestyles as it is close to local services and facilities. There are no biodiversity or environmental designations on the site. Development could negatively impact upon the character of the built environment given residential properties are located immediately adjacent to the site. The site is well screened and is currently used for storing touring caravans. The proximity to the railway line could cause noise and air pollution, but careful design and use of only part of the site could mitigate this impact. The site is at risk from surface and groundwater flooding, although with appropriate mitigation the negative impact should be reduced.	Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term.	The site is not recommended for allocation. Site is a preferred site for housing allocation. Concerns over the proximity to existing settled community.	The site is not recommended for allocation. Site has been allocated for housing development within the HSA DPD. Also, there is a concern regarding the impact on the existing settled community.
GTTS9 Padworth Sawmills, Rag Hill, Aldermaston	Overall the site is likely to have a predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site could impact positively on the lifestyle of the travelling community through the provision of permanent accommodation.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley	The site is recommended for allocation. The site previously had planning permission (2011 permission, lapsed), therefore, the principle of Gypsies and Travellers has	The site is not recommended for allocation. Certainty of site delivery could not be ascertained.

Table 31 – Summary of Gypsies, Traveller and Travelling Showpeople Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
1 pitch	The site is 2.5km to local services and facilities, with opportunities for walking and cycling which might lead to a high car dependency.	Duration: Permanent Timing: Short to Long term	been established for the site.	

Site Selection Summary

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

[No significant changes have been made to the SA/SEA assessment itself as a result of the consultation; however, the consultation comments and additional technical work have provided further information about the sites which has helped to refine the details of the sites proposed for allocation.](#)

GTTS3 and GTTS7 are [not recommended for allocation](#). ~~Both sites are~~ Both sites are located adjacent to existing settlements (Burghfield Common and Purley-on-Thames respectively) and the SA/SEA highlights a potential negative impact on the character of the built environment, however mitigation measures could be put in place to minimise this impact. Due to concerns regarding the impact on the existing settled community these sites are not recommended for allocation. [GTTS7 has subsequently been taken forward as a housing site allocation.](#)

[GTTS5 is recommended for allocation](#). The SA/SEA for GTTS5 does not highlight any potentially negative sustainability impacts. The site is an existing Gypsy and Traveller site and while the proposals [allocation will](#) involve changing a number of [existing](#) transit pitches to permanent pitches, the principle of Gypsies and Travellers on the site is established. [The GTAA has concluded that there is no demand for additional transit pitches within the period to 2029.](#)

[GTTS9 is not recommended for allocation](#). ~~This~~ is a very small site (proposed for 1 pitch) located in a rural area. ~~But the SA/SEA only highlights one potential negative impact on sustainability due to the site's Greenfield nature.~~ [Following the Preferred Options consultation the certainty of site delivery could not be ascertained.](#)

GTTS6B is recommended for allocation as an area of search. ~~Is a Council owned site and while in a rural in location the site is still close to services and facilities within nearby settlements.~~ [The identified preferred options site \(GTTS6B\) forms part of wider Council landholding, Clappers Farm, and the whole of the site is now being considered as an area of search \(GTTS6\). Comments and concerns raised through the preferred options consultation has resulted in the wider Clappers Farm landholding \(GTTS6\) being considered as an area of search from within which a site for up to 9 pitches will be delivered through the Local Plan.](#)

[Despite being located in a rural location, the area of search is close to some local services and facilities nearby, and has good access to both A33 and the M4.](#)

[GTTS2 is recommended for allocation. This](#) is an existing Travelling Showpeople site [yard](#). The SA/SEA highlights the potential negative impacts on sustainability due to the ~~G~~greenfield nature of the majority of the site, and flood risk on the site. Mitigation measures could be introduced, including developing areas of the site outside the flood zones, to mitigation the risk of flooding. [This is an established existing yard, with good access to services and facilities. Effective landscaping will be required to ensure the impact of any development on the wider landscape is minimised.](#) ~~The established use on the site and the need for additional Travelling Showpeople plots arising from the existing circus has resulted in the site being recommended for allocation.~~

7.4 Countryside Policies

No reasonable alternatives were considered for the countryside policies. The proposed countryside policies have had an SA/SEA carried out on them. This highlights the potential positive and negative sustainability impacts of each policy. The table below sets out the summary of the SA/SEA, and the changes made to the policies following the consultation.

Policy	Summary of SA/SEA	Summary of effects	Change since Preferred Options
Policy 1 Location of New Housing in the Countryside	This policy is unlikely to have impact on sustainability. The policy could be removed. This policy is likely to have a positive impact on maximising the opportunity to provide sustainable housing to meet local needs. Housing outside settlement boundaries is required by the policy to take account of the scale and character of the surrounding dwellings. The potential negative impacts of the policy result from the higher greenhouse gases and consequent air pollution stemming from the need for greater car use in a rural area. Also, development in the countryside has the potential to impact on green infrastructure and biodiversity. The mitigation measures relate to specific sites that would be considered under this policy, the comparison with other potential sites within an area and options for travel choice. The settlements in the policy are at the bottom of the settlement hierarchy which promotes the most sustainable settlements for development. Therefore, the quantity of development arising from these sources is limited.	Effect: predominantly neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Short to Long term	Policy retained. Changes made to the policy as a result of consultation to make clear that development is supported in smaller villages with a settlement boundary, and sets out which villages these are. The policy also sets out where development may be permitted outside the settlement boundaries. A significant change has been made to the SA/SEA as a result of reassessing the revised policy. While there is still an overall neutral impact on sustainability there are positive social sustainability impacts as a result of new development.
Policy 2 Rural Housing Exceptions Policy	This policy is likely to have a significantly positive impact on maximising the provision of affordable housing to meet identified local needs. 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 in areas where there are few facilities and poor transport facilities. to meet identified needs in rural areas. The mitigation measures relate to specific	Effect: Predominantly neutral Likelihood: High-Medium Scale: District	Policy retained. Some small changes made to clarify where rural exceptions sites are appropriate and how local need can be demonstrated. No significant changes made to the SA/SEA as a result of the revised policy.

Table 32 – Summary of Countryside Policy SA/SEAs			
Policy	Summary of SA/SEA	Summary of effects	Change since Preferred Options
	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. Providing this accommodation in the rural area will provide a local workforce for rural businesses so is a positive impact.	Wide Duration: Permanent Timing: Short to Long term	
Policy 3 Design and materials of Housing in the Countryside	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.	Effect: Predominantly neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Short to Long term	Policy retained. No change made to the policy. Through the preferred options consultation criticism was made of policy 3 for repeating policies within the Core Strategy. Although it was proposed to delete the policy as a result of the consultation, Council Members requested that the policy was retained to reinforce the need for sensitive design.
Policy 4 Conversion of Existing Redundant Buildings in the Countryside to Residential Use	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.	Effect: Predominantly neutral Likelihood: High High Medium Scale: District Wide Duration: Permanent Timing: Short to Long term	Policy retained. Changes made to the policy to provide clearer advice for applications by including key points from the supporting text into the policy. No changes were made to the SA/SEA outcomes as a result of the changes to the policy.
Policy 5 Housing related to Agricultural and Forestry Development	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 and equestrian 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.	Effect: Predominantly neutral Likelihood: High Scale: District Wide	Combined into a single policy relating to development for rural workers. As a result of the consultation policies 5 – 8 have been combined into a single policy referring to rural workers. This brings the policy in line with the NPPF and removes the repetition between the 4 policies. The policy

Table 32 – Summary of Countryside Policy SA/SEAs			
Policy	Summary of SA/SEA	Summary of effects	Change since Preferred Options
Housing related to Rural Workers		Duration: Permanent Timing: Short to Long term	has been updated to give a criteria based policy. No changes were made to the SA/SEA outcomes as a result of the changes to the policy.
Policy 6 Housing related to the Equestrian and Racehorse industry	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 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.	Effect: Predominantly neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Short to Long term	
Policy 7 Housing related to Educational Development	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.	Effect: Predominantly neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Short to Long term	
Policy 8 Housing related to Medical, Social or Community Facilities	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.	Effect: Predominantly neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Short to Long term	
Policy 6 9	The policy is likely to have a positive impact on the retention and	Effect:	Policy retained.

Table 32 – Summary of Countryside Policy SA/SEAs			
Policy	Summary of SA/SEA	Summary of effects	Change since Preferred Options
Extension of existing dwellings within the Countryside	improvement of existing housing and 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.	Predominantly neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Short to Long term	Changes made to the policy as a result of consultation to give a criteria based policy using material set out in the supporting text. No changes made to the SA/SEA outcome as a result of the changes to the policy. <i>Policy renumbered: Policy 6</i>
Policy 7 10 Replacement of existing dwellings	The policy is likely to have a positive impact on the improvements to the quality of housing whilst reusing previously developed land and protecting and the character of the landscape and heritage. built environment and to minimise the risk of flooding. The potential negative impact result for the potential impact on the character of the countryside and 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.	Effect: Predominantly neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Short to Long term	Policy retained. Changes made to the policy as a result of consultation to give a criteria based policy using material set out in the supporting text. No changes made to the SA/SEA outcome as a result of the changes to the policy. <i>Policy renumbered: Policy 7</i>
Policy 8 11 Extension of Residential Curtilages	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.	Effect: Predominately neutral Likelihood: High Medium Scale: District Wide Duration: Permanent Timing: Short to Long term	Policy retained. Changes made to the policy as a result of consultation to give a criteria based policy using material set out in the supporting text. No changes made to the SA/SEA outcome as a result of the changes to the policy. <i>Policy renumbered: Policy 8</i>

[Changes were made to the policies following the preferred options consultation, the policies have then been reassessed thorough the SA/SEA process, although overall very few changes have been made to the overall SA/SEA outcomes.](#)

Four of the original policies (Policies 5, 6, 7, 8) have been combined into a single policy relating to housing for rural workers (new policy 5), rather than having individual policies for different types of workers. Overall this does not make a difference to the SA/SEA, but it does being the policy in line with the NPPF, which only refers to rural workers.

Changes have been made to policy 1, which have resulted in a change in the SA/SEA outcomes, from having no impact on sustainability, the revised policy sets out a number of positive social impacts, in particular relating to the provision of new housing.

Overall the policies will not have an impact on any element of sustainability, although together there are a number of positive impacts on all elements of sustainability, in particular social sustainability as the policies aim to guide the development of new housing within the countryside.

7.5 Parking Standards Policy

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

Table 33 Summary of Parking Policy SA/SEA				
Policy Option	Summary of SA/SEA of site	Summary of effects	Recommendation and justification at Preferred Options	Recommendation and justification at Proposed submission
Option 3 A new, single standard for car parking across all locations and dwellings type/size	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. This option would see benefits from incorporating design, travel planning, electric charging points and cycle parking but would apply a single approach to the level of car parking required. This approach would take no account of how accessible a location was or what type or size the dwelling was. This is likely to be less effective and could result in unsuitable levels of parking which may increase the level of unsafe on street parking or have a negative impact in terms of the amount of hard standing / parking areas in a development. Good design of parking areas can also help to reduce actual and perceived crime.	Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to Long term	Policy approach is not taken forward The SA/SEA does not indicate that this option would be as beneficial as option 4.	Policy approach is not taken forward No additional information submitted at preferred options to indicate this would be a more suitable approach
Option 4 A new policy based on location, and dwellings type/size	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. This option aims to provide adequate parking through well designed parking solutions which will help to reduce the level of unsafe on street parking that occurs. It also includes the requirement for travel plans and travel information packs for	Effect: Predominantly neutral Likelihood: High Scale: District wide	Policy approach is taken forward The SA/SEA shows a more positive benefit as a result of option 4. This option is in line with the guidance set out in the NPPF.	Policy approach is taken forward General support through the preferred options for this approach to parking standards. SA/SEA outcomes for this

Table 33 Summary of Parking Policy SA/SEA				
Policy Option	Summary of SA/SEA of site	Summary of effects	Recommendation and justification at Preferred Options	Recommendation and justification at Proposed submission
	residential development and the need to provide electric charging points and cycle parking. Good design of parking areas can also help to reduce actual and perceived crime. This all seeks to increase the number of journeys made by sustainable modes that have less of an impact on the environment and help to improve health and wellbeing. The approach to car parking levels that seeks to take account of accessibility of location and the type and size of dwelling also seeks to reflect the differing need for parking according to these factors.	Duration: Permanent Timing: Short to Long term		option are the same as for the final version of the policy, and therefore, a separate SA/SEA has not been carried out for the final policy.

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

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

Option 3, has an uncertain effect, as a single standard does not take into account local need, which could result in inappropriate parking (too much or too little) being provided. [The existing Council parking policy sets a single standard across the district, and has resulted in issues in implementation, especially in town centre locations and in area where there are residents parking zones. While this option would consider a new single standard, it could still result in similar issues of ensuring adequate parking is provided with new development.](#)

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

[The actual parking policy has not been subject to a separate SA/SEA as the level of detail provided in the policy is far greater than would be picked up in the SA tables. The SA/SEA outcomes are the same as for the SA/SEA of option 4.](#)

7.6 Sandleford Park Policy

Two options were considered as reasonable alternatives for the Sandleford Park policy at preferred options, although neither option has been taken forward, as it was considered more appropriate to update the SPD.

The table below outlines the findings of the site specific SA/SEA and details which policy option is to be taken forward.

Table 34 Summary of Sandleford Park SA/SEA			
Policy Option	Summary of SA/SEA of site	Summary of effects	Recommendation
Option 1 Keep existing Sandleford Park Policy (Core Strategy)	Overall the policy is likely to have a neutral effect on sustainability. The SA/SEA highlights a significantly positive effect on environmental sustainability due to the creation of a Country Parkland. There is a significant positive impact from this policy in terms of the creation of a Country Parkland on the southern part of the site. The policy aims to make sure that there are no significant negative impact which could not be mitigated against.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Medium term	Policy approach is not taken forward
Option 2 New Sandleford Park Policy taking into account new evidence.	Overall the policy is likely to have a neutral effect on sustainability. The SA/SEA highlights two significantly positive effects, firstly on environmental sustainability due to the creation of a Country Parkland and secondary on all elements of sustainability through the provision of additional accesses to the site and enhanced education provision on the site. There is a significant positive impact from this policy in terms of the creation of a Country Parkland on the southern part of the site and in terms of accessibility to services and facilities, as the policy would require additional all vehicle accesses to the site and additional education provision. The policy aims to make sure that there are no significant negative impact which could not be mitigated against.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Medium term	Policy approach is taken forward Policy approach is not taken forward

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

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

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

In the end neither option was taken forward, as it was considered more appropriate, following legal advice, to update the SPD, due to the expected timing of the planning application. The updated SPD was subject to a 7 week period consultation and was adopted on 3rd March 2015, together with its consultation statement. The original SPD was subject to SA Screening, which determined that an SA was not required. The screening was revisited for the updated SPD, but the outcomes were considered to be the same, and therefore, no change was made to the Screening opinion.

8 Next Stages

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

The SA/SEA Report is being published alongside the proposed submission DPD, and comments on the SA/SEA report are invited at this stage. The formal consultation period will last 6 weeks from the 9th November until 21st December 2015.

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

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

9 Implementation

The SEA Directive (European Directive 2001/42/EC “The assessment of the effects of certain plans and programmes on the Environment”) requires that the significant environmental effects of implementing a plan or programme should be monitored in order to identify at an early stage any unforeseen adverse effects, and to be able to undertake appropriate remedial action. SA monitoring will cover the significant sustainability effects as well as the environmental effects.

The suggested monitoring regime includes (sourced from the European Commission, 2003):

- Determination of the scope of monitoring
- Identification of the necessary information
- Identification of existing sources of information
 - Data at project level
 - General environmental monitoring and
 - Other data
- Filling the gaps
- Procedural integration of monitoring into the planning system
- Taking remedial action

In particular and in line with the guidance, monitoring will be focused on significant environmental effects, such as those;

- Which indicate a likely breach of international, national or local legislation, recognised guidelines or standards
- That may give rise to irreversible damage with a view to identifying trends before such damage is caused
- Where there was uncertainty over possible adverse effects, and where monitoring would enable mitigation measures to be taken

As the Housing Site Allocations DPD is a daughter document of the Core Strategy, the Monitoring Framework of the Core Strategy will be used to monitor the impact of the DPD. The key indicators fed into the Monitoring Framework which will be monitored and relevant conclusions will be included in the Annual Monitoring Report which is produced in December each year. The Monitoring framework is set out in appendix 6 of the Core Strategy, and contains more detail on the monitoring indicators and how they will be measured.

Monitoring should involve measuring indicators which enable a causal link to be established between implementation of the Core Strategy and Housing Site Allocations DPD and the likely significant effect being monitored. Potential indicators have been proposed in the Scoping Report context and baseline (see table 6) for each of the SA sub-objectives, drawing from existing sources to ensure the recording of data for the indicator is already established (at Unitary, Regional or National level). The effectiveness of policies should be assessed against measurable targets. Some policies aim to deliver a qualitative rather than quantitative outcome and in such instances it is appropriate to monitor whether the policy is delivering the intended trend of direction of travel.

In many cases information used in monitoring will be provided by outside bodies. This has already been evidenced by the additional baseline information provided by the statutory environmental consultees during the Core Strategy SA/SEA process.

10 Conclusions on the Overall Sustainability of the Housing Site Allocations DPD

As a result of the SA work undertaken during the development of the Housing Site Allocations DPD and following the preferred options consultation, the most sustainable options were proposed for taking forward into the proposed submission version of the DPD.

The preferred options represented the best available options at that stage and were considered to achieve the sustainability objectives of the Housing Site Allocations DPD. The approach taken in the proposed submission Housing Site Allocations DPD is considered to represent the best options, which have been considered, to achieve the sustainability objectives of the DPD. If the DPD is successfully implemented and the negative effects identified are successfully mitigated where appropriate, then future development in West Berkshire will result in positive sustainability impacts and sustainable development. This SA Report recommends that the sites and policies are accepted as the proposed submission document.

The Housing Site Allocations DPD sits under the Core Strategy, to deliver the housing requirement, with additional flexibility, as required by the Core Strategy. The Core Strategy and Housing Site Allocations DPD achieve a balance between making provision for development to meet local needs, taking into account infrastructure requirements and the extensive environmental constraints of the area, and displaying flexibility to respond to changing circumstances across the time frame of the Core Strategy and Housing Site Allocations DPD.

Appendices

Appendix 1 – Relevant Plans and Programmes

Appendix 2 – Baseline Information

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

Appendix 4 – Glossary

Appendix 5 – SA/SEA Scoping report responses

Appendix 6A – Site Selection Criteria – Housing Sites

Appendix 6B – Site Selection Criteria – Gypsies, Travellers and Travelling Showpeople Sites (Core Strategy Policy CS7)

Appendix 7 – List of automatically excluded sites

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

Appendix 9 – Site Assessment (including SA/SEA) forms for Housing Sites

Appendix 10 – Site Assessment (including SA/SEA) forms for Gypsies, Travellers and Travelling Showpeople sites

Appendix 11 – SA/SEA forms for Countryside policies

Appendix 12 – SA/SEA forms for Parking Standards policy

Appendix 13 – SA/SEA forms for Sandleford Park policy

Appendix 1 – Relevant Plans and Programmes

International level

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

National level

Title	Author	Date	Relevance
National Planning Policy Framework (NPPF)	CLG	2012	Context
National Planning Policy Guidance (NPPG)	CLG	2014	Context
Technical Guidance to the National Planning Policy Framework (Flood Risk and Minerals Policy)	CLG	2012	Context
Wildlife and Countryside Act (as amended)	UK Government	1981	Context
Countryside and Rights of Way Act 2000 (CRoW)	UK Government	2000	Context
Securing the Future – Delivering UK Sustainable Development Strategy	HM Government	2011	Context
Climate Change: The UK Programme	Defra	2006	Context
The Carbon Plan: Delivering our low carbon future	HM Government	2011	Context
The Climate Act	HM Government	2008	Context
UK Foresight Programme – Foresight Report: Future Flooding	DTI	2004	Context
Creating Growth, Cutting Carbon: Making sustainable local transport happen. White Paper	DfT	2011	Context
Making the Connections: Final Report on Transport and Social Exclusion	Social Exclusion Unit	2003	Context
Government Planning White Paper. Planning for a Sustainable Future	HM Government	2007	Context
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, Vol. 1 & 2:	DRFRA	2011	Context
Safe Guarding our soils: A strategy for England 2030	DEFRA	2011	Context
The Natural Choice: Securing the Value of Nature (Policy Paper)	DEFRA	2011	Context
Strategic Environmental assessment and Biodiversity: Guidance for Practitioners	CCC, EN,EA, and RSPB	2004	Context
UK Post 2010 – Biodiversity Framework	JNCC / DEFRA	2012	Context
Government Forestry & Woodlands Policy Statement	DEFRA	2013	Context
England Forestry Strategy	Forestry Commission	1999	Context
Biodiversity 2020 – A Strategy for England's Wildlife and Ecosystem Services	DEFRA	2011	Context
Road Traffic Reduction Act	HMSO	1997	Context
The Water Act	HMSO	2003	Context
Groundwater protection: Principle and practice	Environment Agency	2013	Context
Flood and Water Management Act	HMSO	2010	Context
Localism Act	HMSO	2011	Context
The Future of High Streets: Progress since the Portas Review	DCLG	2013	Context
Planning Policy for Traveller Sites	DCLG	2012 (updated 2015)	Context
Laying the Foundations: A Housing Strategy for England	DCLG	2011	Context
Ancient Monuments and Archaeological Areas Act 1979	HM Government	1979	Context
Planning (Listed Buildings and Conservation Areas) Act 1990 (reprinted 2002)	HM Government	2002	Context
National Character Area profiles: data for local decision making	Natural England	2014	Context

Regional level

Title	Author	Date	Relevance
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Appendix 1 – Relevant Plans and Programmes

Title	Author	Date	Relevance
River Basin Management Plan: Thames River Basin District	Environment Agency, DEFRA	2009	Strategic
Action for Biodiversity in South East England	South East England Biodiversity Forum	2001	Strategic
Catchment Abstraction Management Plan	Environment Agency		Strategic

County level

Title	Author	Date	Relevance
The Natural Environment in Berkshire: Biodiversity Strategy 2014 - 2020	Berkshire Local Nature Partnership	2014	Strategic
Replacement Minerals Local Plan for Berkshire incorporating Alterations adopted 1997 and May 2001	Berkshire Unitary Authorities' Joint Strategic Planning Unit	1995	Strategic
Waste Local Plan for Berkshire	Berkshire Unitary Authorities' Joint Strategic Planning Unit	1998	Strategic
Berkshire Landscape Character Assessment	Berkshire Joint Strategic Planning Unit	2003	Context

Local level (see below for a review)

Title	Author	Date	Relevance
West Berkshire Core Strategy 2006 - 2026	West Berkshire Council	2012	Direct
West Berkshire Council Local Transport Plan 2011 - 2026	West Berkshire Council	2011	Direct
West Berkshire Council Strategy 2015-2019	West Berkshire Council	2015	Direct
West Berkshire Council's Equality Policy	West Berkshire Council	2012 (updated 2015)	Direct
Homelessness Strategy 2013-2018	West Berkshire Council	2013	Direct
Housing Strategy 2010-2015	West Berkshire Council	2010	Direct
Newbury Vision 2025 (Refresh)	West Berkshire Partnership	2014	Direct
West Berkshire District Local Plan 1991-2006 - Saved Policies 2007	West Berkshire Council	June 2002, saved Sept 2007	Direct
Health and Wellbeing Strategy	West Berkshire Council	2013	Direct
Preliminary Flood Risk Assessment	West Berkshire Council	2011	Direct
Local Flood Risk Management Strategy	West Berkshire Council	2013	Direct
North Wessex Downs AONB Management Plan –2014 - 19	North Wessex Downs AONB Council of Partners	2014	Direct
Thames Basin Heaths Delivery Plan – Thames Basin Heaths Special Protection Area: Mitigation Standards for Residential Development	English Nature	May 2006	Direct
AWE - Radiation Emergency Preparedness & Public Information Regulations	AWE	April 2007	Direct
West Berkshire Historic Environment Character Zoning project	West Berkshire Council	2007	Direct
West Berkshire Historic Environment Action Plan	West Berkshire Council	2011	Direct

Neighbouring Authorities policies/plans

It is assumed that each Local Authority has had regard to their existing Local Plans and Community Strategies in developing their emerging Local Development Documents. Each of these documents contain strategic policy objectives and land use development proposals for their area and the West Berkshire Housing Site Allocations DPD will need to consider cross-boundary issues.

Title	Author	Date	Relevance
Oxfordshire Minerals and Waste Local Plan 1996 – 2006 - Saved Policies	Oxfordshire County Council	Adopted 1996	Strategic

Appendix 1 – Relevant Plans and Programmes

Title	Author	Date	Relevance
		Saved Policies 2007	
Oxfordshire Minerals and Waste Core Strategy (Proposed Submission)	Oxfordshire County Council	August 2015	Strategic
South Oxfordshire Local Plan 2011	South Oxfordshire District Council	January 2006	Strategic
South Oxfordshire Core Strategy (to 2027)	South Oxfordshire District Council	December 2012	Strategic
Vale of White Horse Local Plan 2011	Vale of White Horse District Council	July 2006	Strategic
Vale of White Horse Draft Local Plan 2031 (Part 1 Strategic sites and Policies)	Vale of White Horse District Council	February 2014	Strategic
The Vale Community Strategy 2008-2016	The Vale Strategic Partnership	October 2008	Strategic
Wiltshire Core Strategy 2026 (Modifications)	Wiltshire County Council	April 2014	Strategic
South Wiltshire Core Strategy (Adopted)	Wiltshire County Council	February 2012	Strategic
Wiltshire and Swindon Minerals Core Strategy	Wiltshire County Council and Swindon Borough Council	July 2009	Strategic
Wiltshire and Swindon Waste Core Strategy	Wiltshire County Council and Swindon Borough Council	July 2009	Strategic
Wiltshire and Swindon Minerals Development Control Policies	Wiltshire County Council and Swindon Borough Council	September 2009	Strategic
Wiltshire and Swindon Waste Development Control Policies	Wiltshire County Council and Swindon Borough Council	September 2009	Strategic
Wiltshire and Swindon Minerals Site Allocations	Wiltshire County Council and Swindon Borough Council	May 2013	Strategic
Wiltshire and Swindon Waste Site Allocations	Wiltshire County Council and Swindon Borough Council	February 2013	Strategic
Swindon Borough Local Plan 2011 – Saved Policies	Swindon Borough Council	July 2006	Strategic
Swindon Borough Local Plan 2026 (Submission Stage)	Swindon Borough Council	June 2013	Strategic
Kennet Local Plan 2011 – Saved Policies	Kennet District Council	April 2004, Saved Sept 2007	Strategic
Test Valley Borough Local Plan, 2006 - Saved Policies (June 2009)	Test Valley Borough Council	2009	Strategic
Draft Revised Test Valley Local Plan (2011-2029)	Test Valley Borough Council	January 2014	Strategic
Hampshire Minerals and Waste Plan	Hampshire County Council	October 2013	Strategic
Basingstoke and Deane Borough Local Plan (1996 – 2011) Saved Policies	Basingstoke & Deane Borough Council	July 2006, saved July 2009	Strategic
Basingstoke and Deane Revised Pre-Submission Local Plan 2011-2029	Basingstoke & Deane Borough Council	April 2014	Strategic
Hart District Council Local Plan (Replacement incorporating 'First Alternations 2006') 1996-2006 – Saved Policies	Hart District Council	2002, Saved Sept 2007	Strategic
Wokingham Borough Core Strategy	Wokingham Borough Council	January 2010	Strategic
Wokingham Borough Council Managing Development Delivery DPD	Wokingham Borough Council	February 2014	Strategic
Reading Borough Core Strategy	Reading Borough Council	January 2008	Strategic
Reading 2020 – Sustainable Community Strategy	Reading Partnership	2011	Local
Reading Borough Council Sites and Detailed Policies Document	Reading Borough Council	October 2012	Strategic

Review of Relevant Plans and Programmes:

Overall aim or purpose of document	Objectives / Targets	Implications for the West Berkshire Housing Site Allocations DPD
Local level:		

Overall aim or purpose of document	Objectives / Targets	Implications for the West Berkshire Housing Site Allocations DPD
West Berkshire Council Core Strategy 2006 - 2026		
<p>Sets out the long term vision for West Berkshire to 2026 and translates this into spatial terms, setting out proposals for where development will go, and how this development will be built. The Core Strategy aims to make the different settlements within West Berkshire even more attractive places within which to live, work and enjoy leisure time. The Core Strategy sets out the overall framework for the more detailed policies and site specific proposals to be contained in other documents of the Local Plan.</p>	<ol style="list-style-type: none"> 1. Tackling Climate Change - To exceed national targets for carbon dioxide emissions reduction and deliver the District's growth in a way that helps to adapt to and mitigate the impacts of climate change 2. Housing Growth - To deliver at least 10,500 homes across West Berkshire between 2006 – 2026. These homes will be delivered in an effective and timely manner, will maximise the use of suitable Brownfield land and access to facilities and services and will be developed at densities within make the most efficient use of land whilst responding to the existing build environment. 3. Housing Needs - To secure provision of affordable and market housing to meet local needs in both urban and rural areas of the district. To provide homes in a way that promotes sustainable communities, providing a mix of house sizes, types and tenures to meet identified needs, and respond to the changing demographic profile of the District. 4. Economy - To provide for a range of sizes and types of employment land and premises in the right locations to respond to the forecast changes in economic activity, the location of new residential development and the specific needs of the rural economy, including the equestrian and horseracing industries. 5. Infrastructure Requirements – To ensure that infrastructure needs (including community services and facilities) arising from the growth in West Berkshire are provided in a timely and coordinated manner, which keeps pace with development in accordance with the detail set out in the Infrastructure Delivery Plan. 6. Green Infrastructure - To ensure that West Berkshire contains a strong network of well-connected and multi-functional green infrastructure which provides an attractive environment to live, work and spend leisure time, providing benefits for health and opportunities for formal and informal recreation. 7. Transport - To put in place a sustainable transport network which supports the growth in West Berkshire, links existing and new development, prioritise walking, cycling and public transport and provides a genuine choice of modes. Traffic management measures will minimise the impact of new development on the existing network. 8. Retail – To achieve growth in retail activity and consequently increase the vitality and vibrancy of town centres in West Berkshire. To meet the range of shopping needs for residents and visitors largely through completion of the Parkway development and through the regeneration of Thatcham town centre. To provide for local shopping need in town, district and local centres to serve the needs of existing and future residents. 9. Heritage - To ensure that development to 2026 is planned, designed and managed in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment in West Berkshire's Towns, villages and countryside. 	<p>The Core Strategy provides the framework for the more detailed policies and site specific proposals to be contained within the Housing Site Allocations DPD.</p>
West Berkshire Council Local Transport Plan (2011 – 2026)		
<p>Sets out the Council's transport policy framework. West Berkshire's vision for transport is "to develop effective transport solutions for all by increasing choice and minimising congestion". This means delivering a transport system which supports the economic vitality of West Berkshire, as well as providing choice and opportunities for residents to be able to access the services they need in a sustainable way where possible that minimises harm to the environment. For transport solutions to be effective, transport networks need to be managed in a</p>	<ul style="list-style-type: none"> • To improve travel choice and encourage sustainable travel • To support the economy and quality of life by minimising congestion and improving reliability on West Berkshire's transport networks; • To maintain, make best use of and improve West Berkshire's transport networks for all modes of travel; • To improve access to services and facilities; • To improve and promote opportunities for healthy and safe travel; • To minimise energy consumption and the impact of all forms of travel on the environment. 	<p>Ensure that the policies have regard to the vision and objectives of the Plan. West Berkshire is geographically diverse with a mix of rural and urban areas, each with its own set of issues and opportunities. The LTP uses the same spatial approach as the Core Strategy: Newbury & Thatcham, The Eastern Area, The North Wessex AONB and The East Kennet Valley</p>

Appendix 1 – Relevant Plans and Programmes

Overall aim or purpose of document	Objectives / Targets	Implications for the West Berkshire Housing Site Allocations DPD
way which promotes safety and minimises the existence and impacts of congestion.		
West Berkshire Council Strategy 2015 - 19		
<p>Sets out the Council's priorities and a realistic set of objectives that can be delivered over the next four years.</p> <p>The strategy's overarching vision is: Keeping West Berkshire a great place in which to live, learn, work and do business.</p>	<p>The strategy sets out four key priority areas which are underpinned by a set of universal principles to guide how the council are responding to the changes in policy, financial and legislative landscape. The four priority area are:</p> <ul style="list-style-type: none"> • Caring for and protecting the vulnerable • Promoting a vibrant district • Improving education • Protecting the environment 	<p>The Council strategy is a key document for the Local Plan</p>
West Berkshire Council's Corporate Equality Policy 2012		
<p>West Berkshire Council thinks that everyone deserves to live in a community where people get along with each other, where no-one feels excluded and where everyone has a chance to play a full part in local life.</p>	<p>A set of Equality Objectives and Activities set out the areas of the Councils work where it is focussing efforts to achieve equality and value diversity in West Berkshire</p>	<p>The Housing Site Allocations DPD will need to reflect the priorities and agenda of this Policy.</p>
Housing Strategy 2010-2015		
<p>The Housing Strategy has been produced to make sure West Berkshire Council provides the right housing services to meet local needs and priorities.</p>	<p>The actions identified in the strategy reflect and contribute towards achieving the housing vision. Priority will be given to activities that contribute to:</p> <ul style="list-style-type: none"> • The prevention of homelessness by early and proactive intervention • Provision of new affordable housing to meet urgent and immediate identified needs • Green and sustainable activities that reduce fuel poverty and minimise domestic CO2 emissions • Meeting the needs of our rural communities • Partnership working to make sure we work efficiently and in a joined-up way with our partners • Performance management to monitor, review and improve our delivery of the action plan. 	<p>The Housing Site Allocations DPD will need to reflect the priorities of this strategy.</p>
Homelessness Strategy 2013-2018		
<p>The Homelessness Strategy for West Berkshire lays out a vision for tackling homelessness over the next 3 years, based on a comprehensive review of the current position and an analysis of future trends.</p>	<p>There are five main objectives, which are:</p> <ol style="list-style-type: none"> 1. Continue to prevent homelessness and sustain tenancies 2. Mitigating the negative impacts of the welfare and housing reforms 3. Make the best use of the District's housing stock 4. Improving the life chances of homeless people 5. Proactively work with partners to provide a co-ordinated approach to tackling and preventing homelessness 	<p>The need to increase the supply of affordable housing has clear linkages with planning policy and implications for the Housing Site Allocations DPD.</p>
Health and Wellbeing Strategy		
<p>The health and wellbeing strategy sets out how the Council will manage Public Health, bridging the gap between health and social care systems.</p>	<p>The Strategy's priorities for the first 2 years are:</p> <ul style="list-style-type: none"> • Addressing childhood obesity in primary school children • Giving every child and young person the best start in life • Supporting those over 40 years old to address lifestyle choices detrimental to health • Supporting a vibrant district 	<p>Ensure that the Housing Site Allocations DPD takes into account the priorities set out within the Health and Wellbeing Strategy.</p>

Overall aim or purpose of document	Objectives / Targets	Implications for the West Berkshire Housing Site Allocations DPD
	<ul style="list-style-type: none"> Promoting independence and supporting older people to manage their long term conditions. 	
Preliminary Flood Risk Assessment		
<p>The PFRA provides a high level overview of flood risk across West Berkshire from local sources of flooding. Including surface water, groundwater, ordinary watercourses and canals. It also considered flooding from main rivers because of the interaction between main rivers and local sources of flooding.</p>	<ul style="list-style-type: none"> - Describe arrangements for partnerships and collaboration for the ongoing assessment of flood risk, data collection and means of public engagement. - Summarise the methodology used for the PFRA and the scrutiny and review procedures. - Assess historic flood events within West Berkshire from local sources and the consequences of these events. - Assess the potential harmful consequences of future flood events within West Berkshire. - Review the indicative Flood Risk Areas 	<p>The PRFA supports and informs the SFRA and provides details on areas susceptible to flooding that may need to be considered within the Housing Site Allocations DPD.</p>
North Wessex Downs AONB Management Plan		
<p>The Management Plan emphasises sustainable development that brings together environmental, economic and community benefits. The Plan gives a background to the area and the issues facing it to facilitate the area becoming more well known as an entity. 74% of West Berkshire is located within the AONB.</p>	<p>Each year the North Wessex Downs AONB will develop a delivery plan which sets out who is doing what, describes the North Wessex Downs AONB team in action, identifies the lead body, and defines the outcomes to be delivered. The delivery plan includes 19 objectives, which are based around 8 themes: about the land; land management; biodiversity; historic environment; natural resources; development; communities; leisure and tourism. These objectives help to deliver an overall vision for the North Wessex Downs AONB.</p>	<p>Ensure that policies have regard to the themes and objectives set out in the Management Plan.</p>
Thames Basin Heaths Delivery Plan – Thames Basin Heaths Special Protection Area: Mitigation Standards for Residential Development		
<p>The delivery plans aims to:</p> <ul style="list-style-type: none"> Provide a strategic approach to identifying avoidance measures to prevent in combination/ cumulative impacts on the SPA arising from recreational pressure with new residential development; Define the nature, scale and general location standards of avoidance measures, to be met for housing development through green infrastructure; Increase the quality of the local environment through the provision of green infrastructure; semi natural informal greenspace; Assist local planning authorities in providing greater clarity for developers / public over where and how new housing development may be undertaken; Streamline determination of planning applications. 	<p>The broad goal of the Plan is to ensure that the delivery of current housing allocations complies with the requirements of the Habitat regulations with respect to the Thames Basin Heaths SPA.</p> <p>The Thames Basin Delivery Plan is intended as a research and information document which will be implemented through the LDFs that include the Thames Heath as an SPA.</p> <p>The Delivery Plan is a key component of a three part approach to mitigating recreational impacts; off site avoidance measures, on site access management and on site habitat management. All three approaches are required in parallel to safeguard the SPA from recreation impacts that may arise from new housing development.</p>	<p>The Housing Site Allocations DPD needs to consider the Draft Thames Basin Heaths Delivery Plans as this has implications for development within the South East corner of West Berkshire.</p>
AWE Radiation Emergency Preparedness & Public Information Regulations		
<p>AWE Radiation Emergency Preparedness & Public Information Regulations</p>	<p>The Radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPPIR) aims to protect members of the public from a radiation emergency that could arise from work with ionising radiation. The regulations establish a framework of emergency preparedness measures to ensure that members of the public are properly informed and prepared, in advance, about what to do in the unlikely event of a radiation emergency occurring, and provided with information if a radiation emergency actually occurs.</p> <p>REPPPIR adopt many of the emergency planning principles of the Control of Major Accident Hazards Regulations 1999 (COMAH) and formalise into regulations previous</p>	<p>In West Berkshire Council area there are two sites which need to comply with the above legislation. These two sites are both run by Atomic Weapons Establishment who have sites, both based in West Berkshire: AWE Aldermaston and AWE Burghfield.</p>

Overall aim or purpose of document	Objectives / Targets	Implications for the West Berkshire Housing Site Allocations DPD
	emergency planning arrangements with local authorities that have been in place around nuclear licensed premises for many years.	

Summary of Key Emerging Local Level Objectives/Targets:

Level/Topic	Relevant Objectives (amalgamated from Review of National Policy) <i>Target (where relevant)</i>
Local	
Environment	Conserve and enhance landscape character and diversity, remoteness, tranquillity, biodiversity, preserve the historic environment including battlefields and sites of historic significance, protect and improve the urban environment, raise the profile of West Berkshire's unique and innovative cultural benefits
	Identify an appropriate balance between recreation and nature conservation and improve access to the countryside
	Ensure appropriate level/distribution of open space and recreational facilities to meet local needs, enhance open space within the defined settlements
	Protect the best and most versatile land, avoid fragmentation, support some farm diversification and agricultural development
	Protect, restore and manage grazing heathland- Greenham and Crookham Commons
	Support the restoration of the Kennet and Avon Canal and enhance its recreational value without harming the environmental character and ecology
Resources	Sustain natural resources, promote low carbon economy and energy conservation
	Overcome issues associated with the availability of water resources and recent low flows, promote water conservation
	Increase the amount of waste to be recycled
	Make maximum use of urban land
Social	Develop appropriate skills for the future
	Reduce the risk factors for vulnerable young people and families of offending and anti-social behaviour.
	Reducing crime and anti-social behaviour.
	To achieve greater social inclusion and to tackle all forms of social exclusion
	Support vibrant communities
	To improve educational standards
	Encourage sustainable travel
	To address the needs of all disadvantaged and excluded groups particularly focusing on older people, put in place preventative measures for vulnerable children and young people
	Plan for the delivery of 10,500 dwellings of a variety of types in a variety of locations to meet identified housing needs. Locate housing to have regard to sustainable development, provide affordable housing to meet local needs, and ensure the creation of quality housing schemes which maintain and enhance the character and appearance of the area in which they are located.
	Develop appropriate skills for the future
Economy	Direct development to most sustainable locations
	Enable some limited development to take place in rural areas
	To improve road safety, accessibility, buses and community safety, in addition to prioritising areas relating to congestion, air quality, safer roads and accessibility

Appendix 2 - Baseline Information

1 Context

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

Figure 1 - Context of West Berkshire



2 Social

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

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

When compared nationally, there is a significantly lower proportion of people in West Berkshire who define themselves as coming from a black or ethnic minority (BME) background (5% of West Berkshire residents as a whole, compared to 14% of people in England and Wales). Although this is a relatively small proportion of the total population, this amounts to some 8,000 residents in the District.

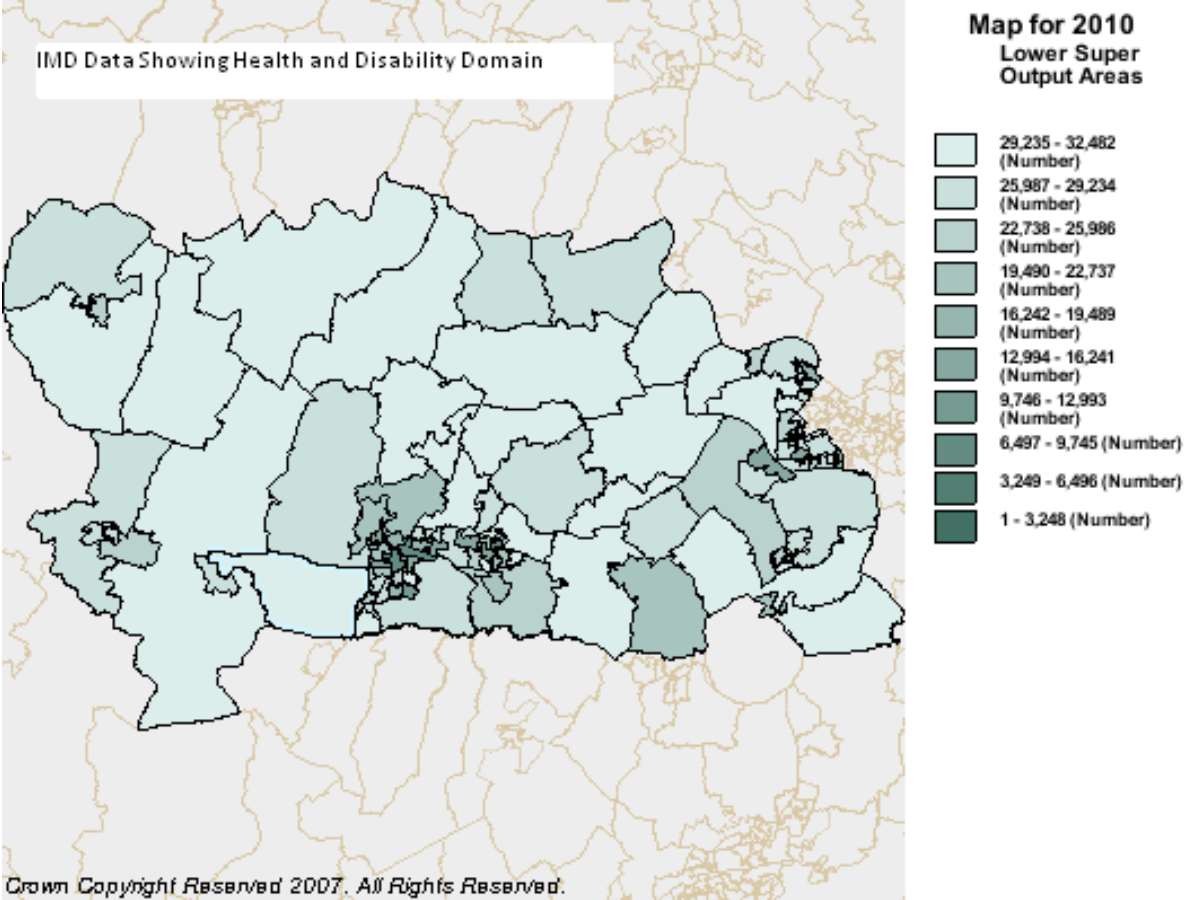
In response to the Census 2011, 164 people in West Berkshire self-identify as Gypsy or Irish Traveller. The majority of these people live within two authorised sites; a privately owned site in Aldermaston with 39 pitches and a site managed by the Council in Burghfield with 15 pitches. Although some Gypsies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

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

2.1 Health

People in West Berkshire consider themselves relatively healthy. According to the 2011 Census, 86% of people stated that their health was ‘good’ - compared with 84% of people in the South East and 81% of people nationally. The map below uses ODPM’s Indices of Multiple Deprivation to show relative levels of deprivation across the district in terms of selected social care factors. These include relative ages of residents, proportion of people with a limiting long term illness, proportion of people whose health is “not good” and numbers of unpaid carers providing 20 hours or more care per week.

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



disability.

¹ ONS, Subnational Population Projections, 2008

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

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

Future trends: Nationally, we are living longer and have greater long-term care needs. It is acknowledged that people want quality services that meet the full range of individual need, more local care, and the ability to take greater control over their health whilst being supported to remain as independent as possible. Changes in population and communities mean that we are less likely to be part of a close knit family providing support. For isolated rural communities this may mean additional transport links to services and the increased availability and use of broadband and other ICT technologies to provide local access to information about health, social care, housing and other Council services. Increased need for home adaptations or more specialised accommodation geared to allow as much independence as possible while supporting changing abilities is also likely.

2.2 Education

West Berkshire has a higher than average proportion of people with higher qualifications (HND, degree or higher) at 32% of people of working age. Despite the district's relatively good performance in education, significant numbers of the working population have no qualifications (17% compared to 23% nationally) and poor literacy and numeracy skills. This has important social implications since there are significant links between basic numeracy / literacy and levels of crime and health. Low levels of skills also potentially acts as a break on the economy with local employers unable to find people with the necessary skills from the local labour pool. Skills and labour gaps exist in certain key areas, particularly in the public sector, the construction industry and tourism.

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

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

2.3 Housing

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

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

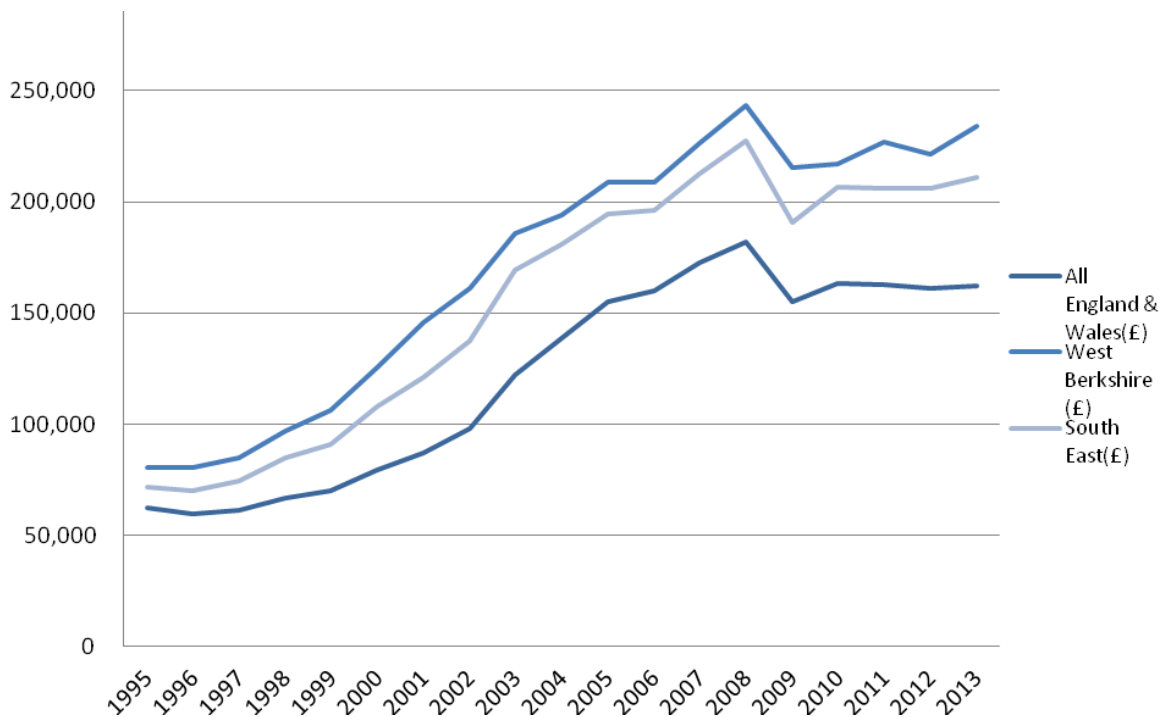
House prices have risen by 194% between 1995 and 2013 making West Berkshire one of the most expensive places to buy a house outside London. Prices have fallen as a result of the economic downturn, but they are still higher than the national average and are now very similar to their 2007 values. In January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

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

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

Source: Land Registry

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



Source: Land Registry Price Index

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

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

2.4 Deprivation

Overall, the district of West Berkshire ranks 288 out of 326 local authority areas, making it the 39th least deprived district in England. West Berkshire has a total of 97 Super Output Areas (SOAs) and the ten most deprived are shown in table 2 below. The table also shows the overall ranking out of all SOAs in the country. None of the West Berkshire SOAs fall within the top 20% most deprived in the country. The England ranking is 1 to 32,482 with 1 being the most deprived and 32,482 being the least deprived.

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

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

In terms of 'Barriers to Housing and Services' (one of the IMD indices), a large proportion of the District is classified as being deprived; mainly due to the rurality of the area. Communities that are highlighted as being most deprived will have limited access to services and affordable housing. The generally high affluence of the region and of West Berkshire masks pockets of deprivation and exclusion. There are communities with individuals and families who experience particular difficulties as a consequence of being poor within a generally wealthy region.

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

2.5 Crime and Safety

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

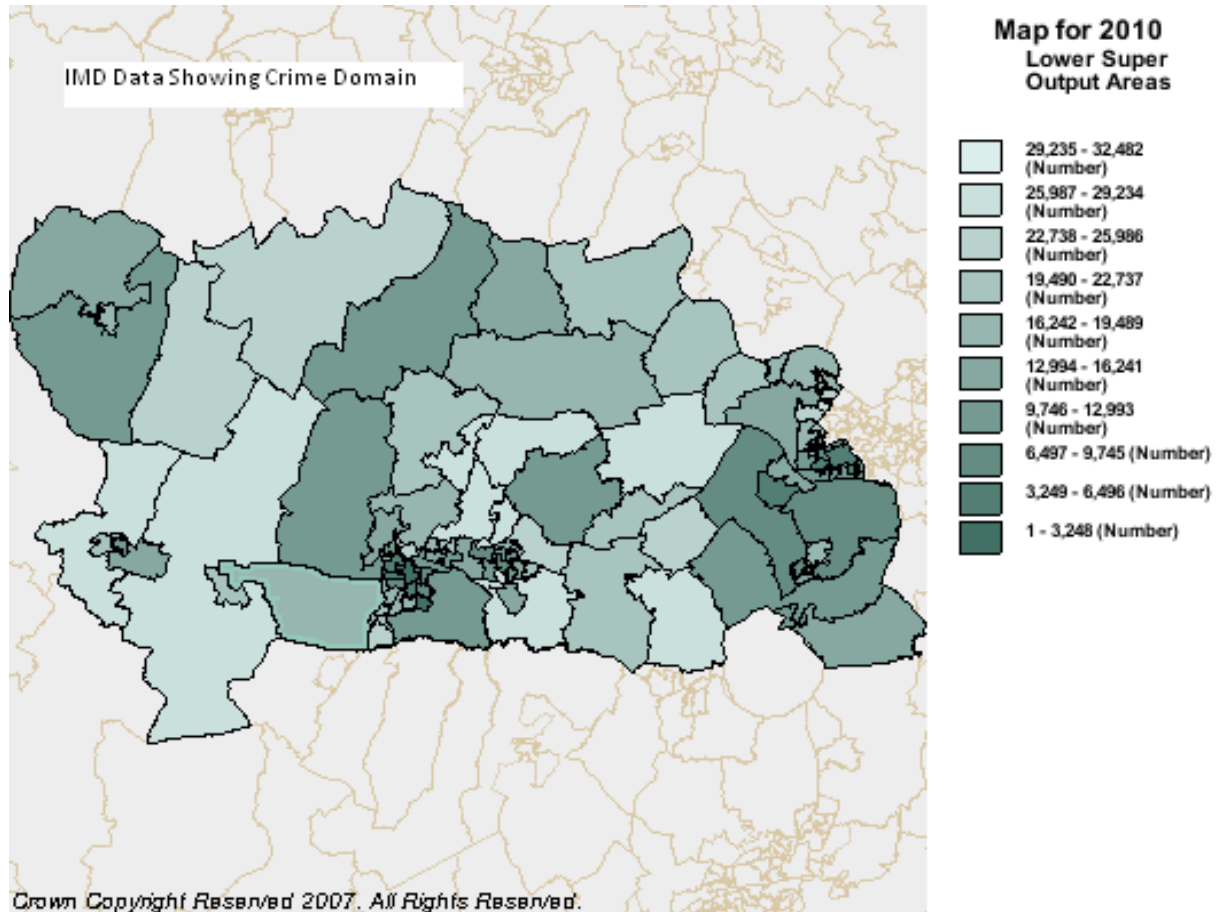
community and the police are largely associated with Speeding, Theft, Anti-Social behaviour and Rural Crime.

The majority of crime in West Berkshire naturally occurs in the more densely populated areas, with Newbury being the main hotspot for crime as well as attracting crime to it. Crime in the district occurs mostly in the evenings and especially overnight.

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

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

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



Source: DCLG, Indices of Multiple Deprivation, 2010

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

The results of the West Berkshire Council Community Safety survey 2008 showed that the majority of people, 87%, feel safe outside during the day in their local area. This changes

after dark where almost a third of residents did not feel safe. The most commonly perceived anti social behaviour problems in West Berkshire are speeding vehicles, teenagers hanging around and inconsiderate parking. Despite a relatively low crime rate in the district, perceptions and fear of crime does not appear to diverge significantly from the national picture. The 2007/8 West Berkshire Council Annual Satisfaction Survey shows crime is of universal concern irrespective of where people live.

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

2.6 Formal and Informal recreation and sport

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

- There is sufficient provision of open space, in quantitative terms and public opinion of West Berkshire's open spaces is generally positive. There is however concern that open spaces should not be sold, but retained.
- It is considered that the quality and accessibility of open spaces can be enhanced through the provision of seating and toilets; improving access and use for all and creating more effective links to increase accessibility.
- The provision of sports halls and swimming pools exceeds demand based on the demand and supply modelling carried out as part of the study.

The assessment does not give indication of likely future condition of recreational facilities nor future demand. A new assessment will be done as part of the evidence base for the SAD.

3 Environment

3.1 Landscape

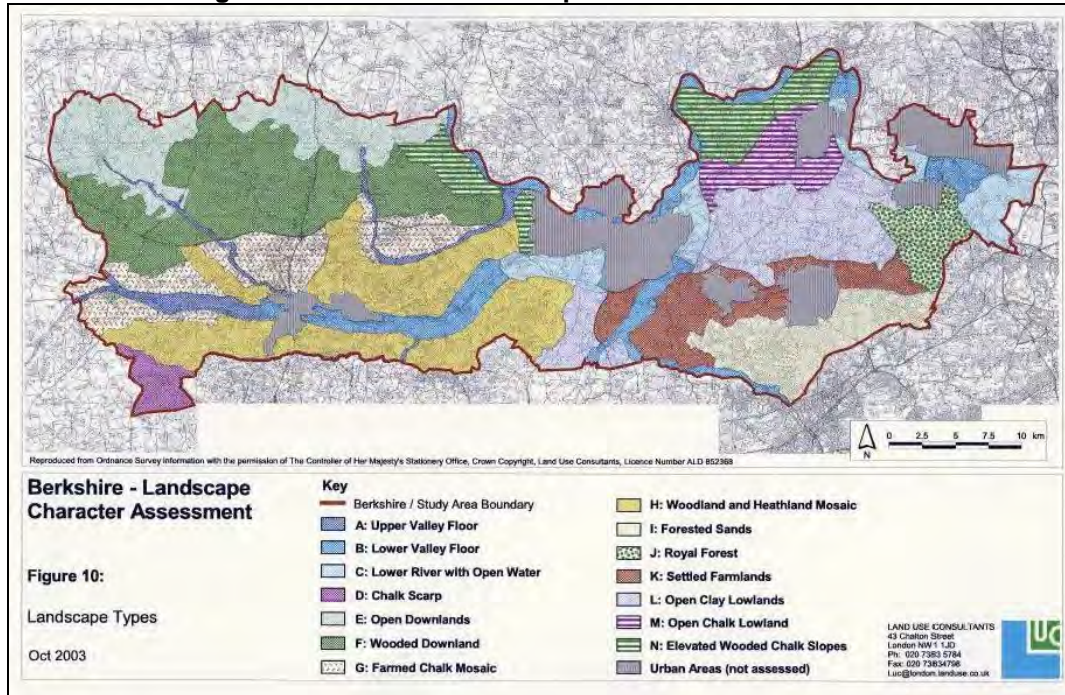
The District can be divided into five National Character Areas, these are Thames Basin Heaths (in the south), Hampshire Downs, Berkshire and Marlborough Downs (in the north), Chilterns (in the north-east) and Thames Valley (in the south-east)².

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

² National Character Area Profiles , Natural England, 2014

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

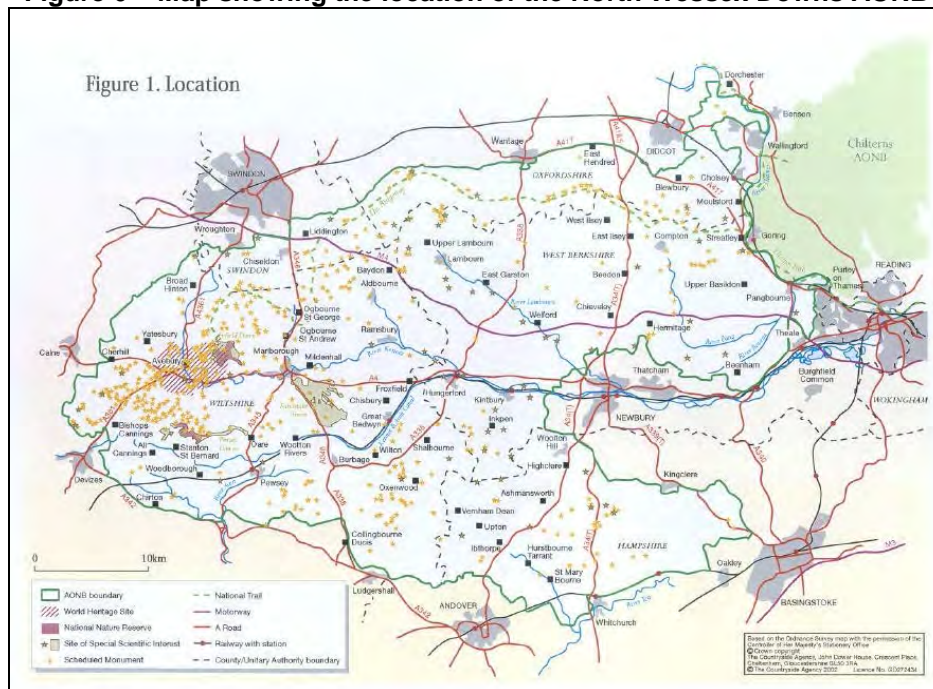
Figure 5 – Berkshire Landscape Character Assessment



Source: Berkshire Landscape Character Assessment, 2003

74% of West Berkshire lies within the North Wessex Downs Area of Outstanding Natural Beauty which is a landscape of national importance. Within the AONB the diversity and mix of landscapes include⁴: Chalk Upland; Chalk Dipslopes and Lowland and Chalk with Tertiary or Gravel Deposits; Western Wooded Chalkland; Lambourn Valley; Pang Valley; Kennet Valley; Thames Valley; Wooded Lowland Farming; Gravel Plateau Woodlands with Pastures and Heaths; Plateau-edge Transitional Matrix; London Clay with Gravel Ridges; Small scale Wooded Valley Farmland; Large scale Valley Farmland; Parkland.

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



Source: North Wessex Downs AONB www.northwessexdowns.org.uk, 2005.

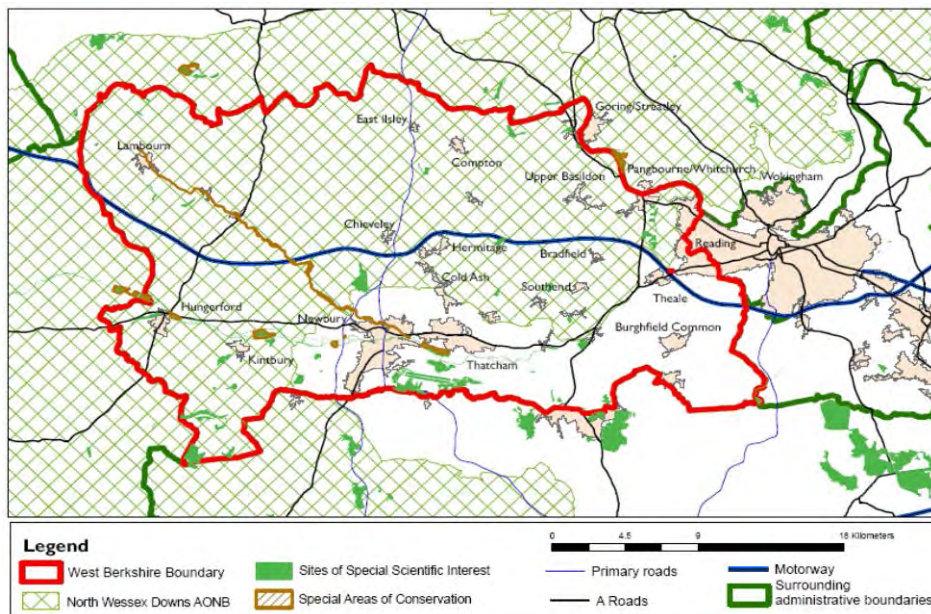
⁴ North Wessex Downs AONB Integrated Landscape Character Assessment, 2002

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

3.2 Biodiversity

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

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



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

Area	Quality and importance	Vulnerability
River Lambourn	One of the best sites in the UK for Ramunculion Fluitantis and Callitricho-Batrachion (Aquatic Vegetation) and the European Bullhead. The river is a site that supports significant presence of the Brook Lamprey.	Area of high water quality, quality and habitat quality. Localised higher water nutrient levels and siltation associated with sewage treatment works.
Kennet and Lambourn Floodplain	On of the UK’s more extensive known populations of Desmoulin’s Whorl snail	Require open, unshaded conditions, with an adequate supply of high quality water and water levels. Majority of population are not considered to be under threat.

Area	Quality and importance	Vulnerability
Kennet Valley Alderwoods	Alluvial Forests of Ash and Alder	Dependent on maintenance of constantly high ground water levels. The site is subject to low levels of intervention and natural process are allowed to prevail therefore, there are no known threats to groundwater levels.

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

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

30 of the SSSIs are considered to be in a favourable state, with 17 sites in an unfavourable but recovering state. 2 sites (River Kennet and River Lambourn) are considered to be in an unfavourable no change state with 2 sites (Woolhampton Reed Bed and Boxford Chalk pit) considered to be unfavourable declining.

- **Special Protection Areas (SPA):** There are no SPAs in West Berkshire, however the south eastern corner of the District (around the village of Beech Hill) falls within the 5km zone of the Thames Basin Heath SPA.
- **Local Nature Reserves:** There are three sites within the District.
 - Thatcham Reed Beds,
 - Hose Hill Lake,
 - Burghfield, and Padworth Common.
- **Wildlife Heritage Sites (WHS):** There are 508⁶ sites (6,401.69 ha) designated for their Wildlife Heritage in west Berkshire.

⁵ Natural England, 2013

- **Other sites:** West Berkshire has a rich range of habitats including hedgerows, veteran trees and wildlife corridors as well as conservation verges which are managed differently to normal verges and are sympathetic to the wildlife that flourishes on them. In addition, smaller extant features, which form a mosaic of fragmented sites throughout the area, are important when considered as a whole and connections to and between such sites are also of great value.
- **Protected species:** The water vole is Britain's fastest declining mammal. The Thames region is one of the country's strongholds for the animal and even here the decline has been dramatic. Farmland still supports large numbers of birds, but great changes have occurred to the management of farmland over the past 30 years and a downward trend can be seen.

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

3.3 Common Land

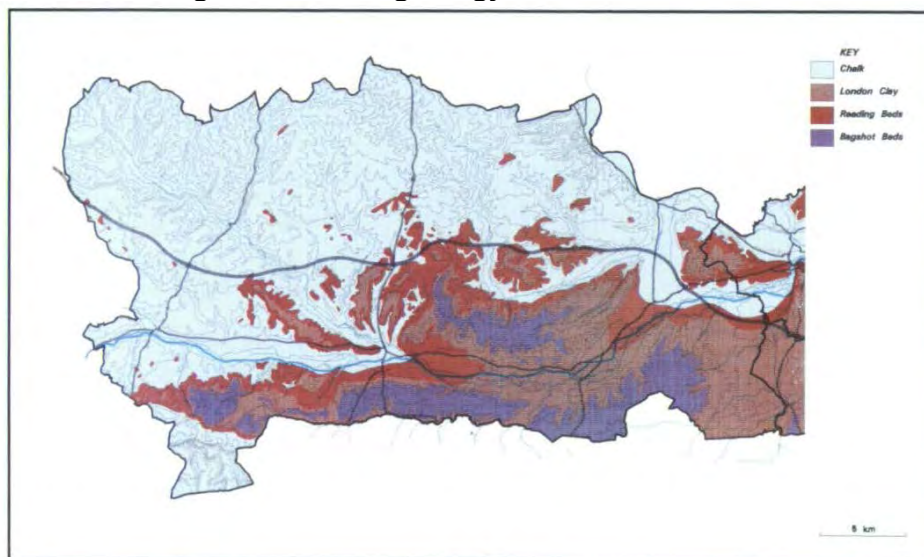
West Berkshire has a chain of commons throughout the area under pressure from recreational use, including town commons still under traditional grazing, such as Hungerford Common.

3.4 Geology

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

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

Figure 8 – Solid geology of West Berkshire.



⁶ Thames Valley Environmental Records Centre (TVERC), 2007

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

3.5 Historic Environment

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

West Berkshire's statutory designations include:

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

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

Table 3 - Heritage at Risk in West Berkshire

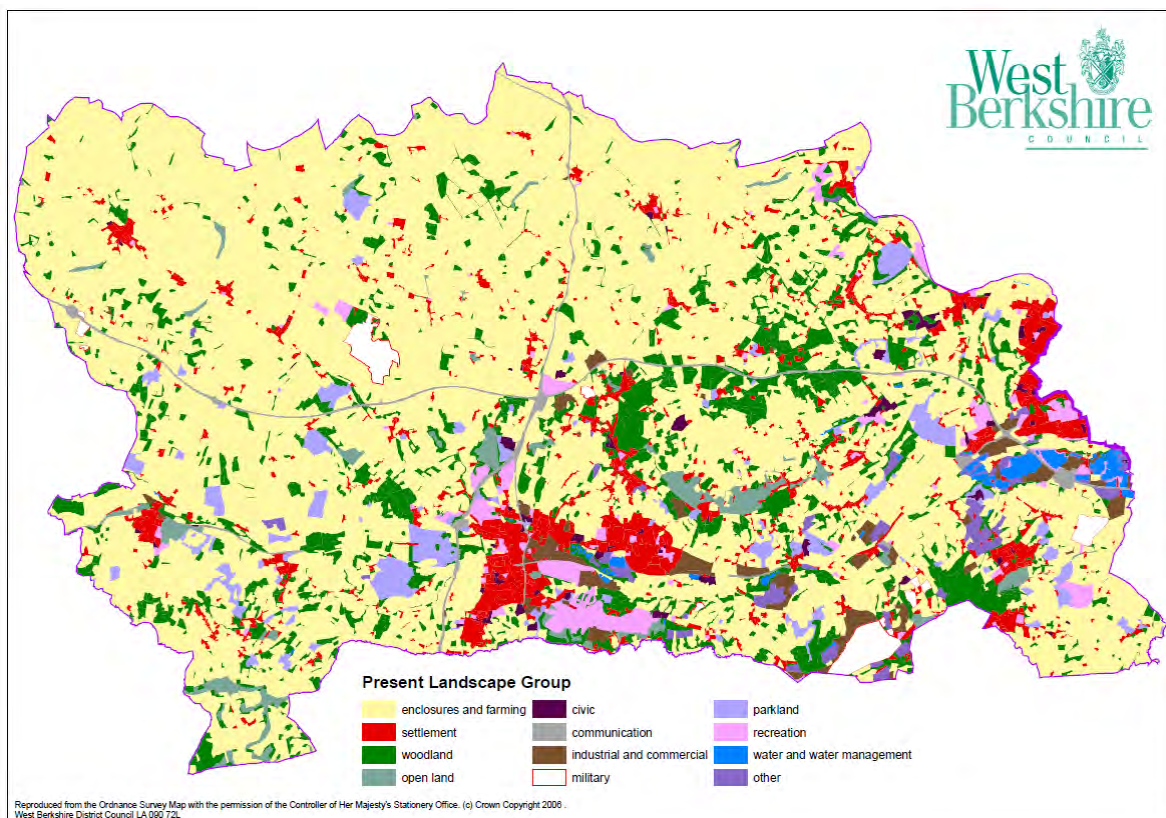
Site / Building at risk	Designation	Vulnerability
Chapel of St Leonard, East of Manor Farmhouse, Brimpton Road, Brimpton	Scheduled Monument and Listed Building grade II*	Vacant building
Pair of gate piers 204 meters east of entrance to Home Farm, Park Lane, Hampstead Marshall	Listed building grade I,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

⁷ www.heritagegateway.org.uk

Site / Building at risk	Designation	Vulnerability
Two bowl barrows 500m NE of Stancombe Farm, Lambourn	Scheduled Monument	Animal burrowing
Membury Camp, Lambourn		Arable ploughing
Aldermaston Court, Aldermaston	Registered park and garden grad II, 12 LBs, part in CA	Perceived lack of beneficial use and resources
Sandleford Priory, Greenham	Registered Park and Garden grade II, 2 LBs	Development
Shaw House, Newbury	Registered park and garden grade II, 6LBs, 2 CAs	Additional funding required to restore all the garden areas
First Battle of Newbury, Enborne / Newbury / Speen	Registered Battlefield, 4LBs	Housing development around fringes.

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

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

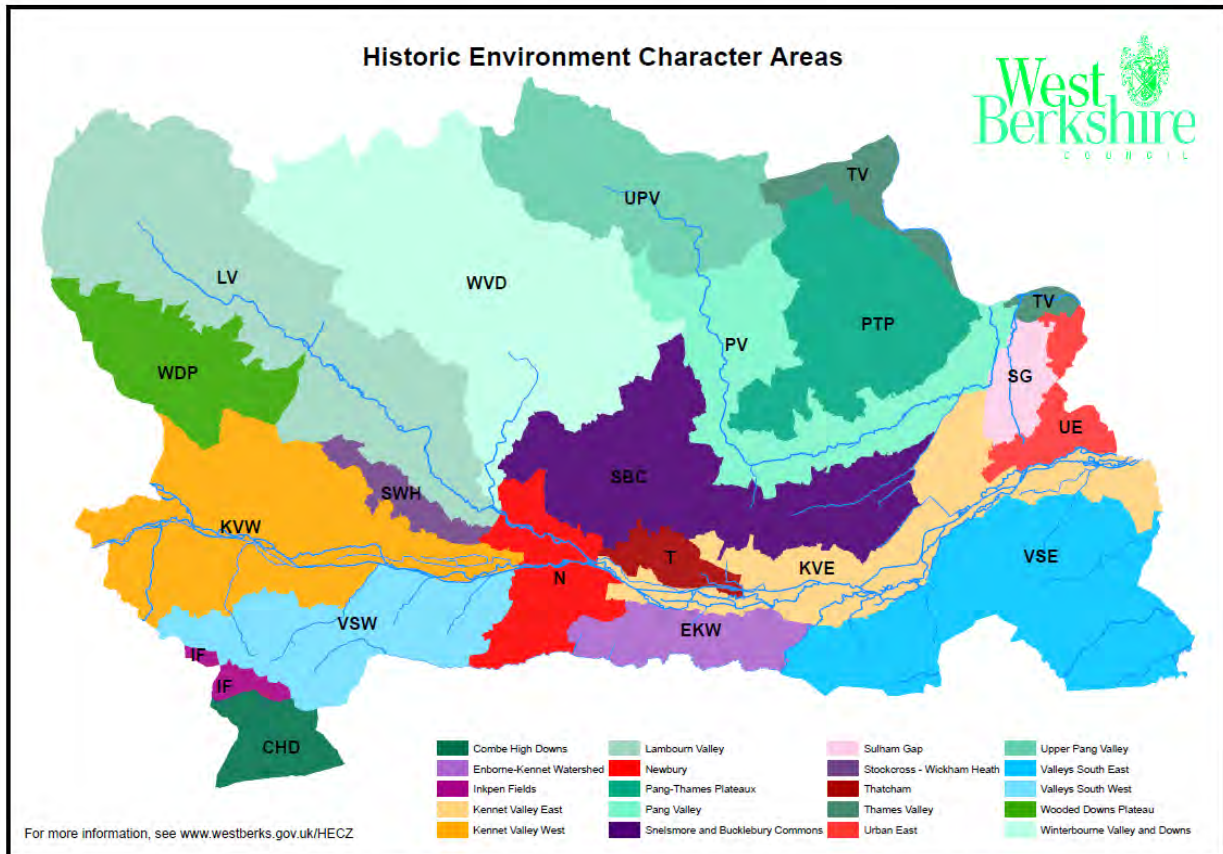


The Historic Environment Character Zoning (HECZ) project carried out by West Berkshire Council’s Archaeology Service aimed to identify distinct areas and zones where common characteristics could be mapped. Its objective was to provide a more comprehensive account of the historic environment resource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

⁸ Historic Landscape Characterisation Project, West Berkshire Council, 2007

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

Figure 10 – Historic Landscape Character Areas for West Berkshire⁹.



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

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

3.6 Climatic Factors

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

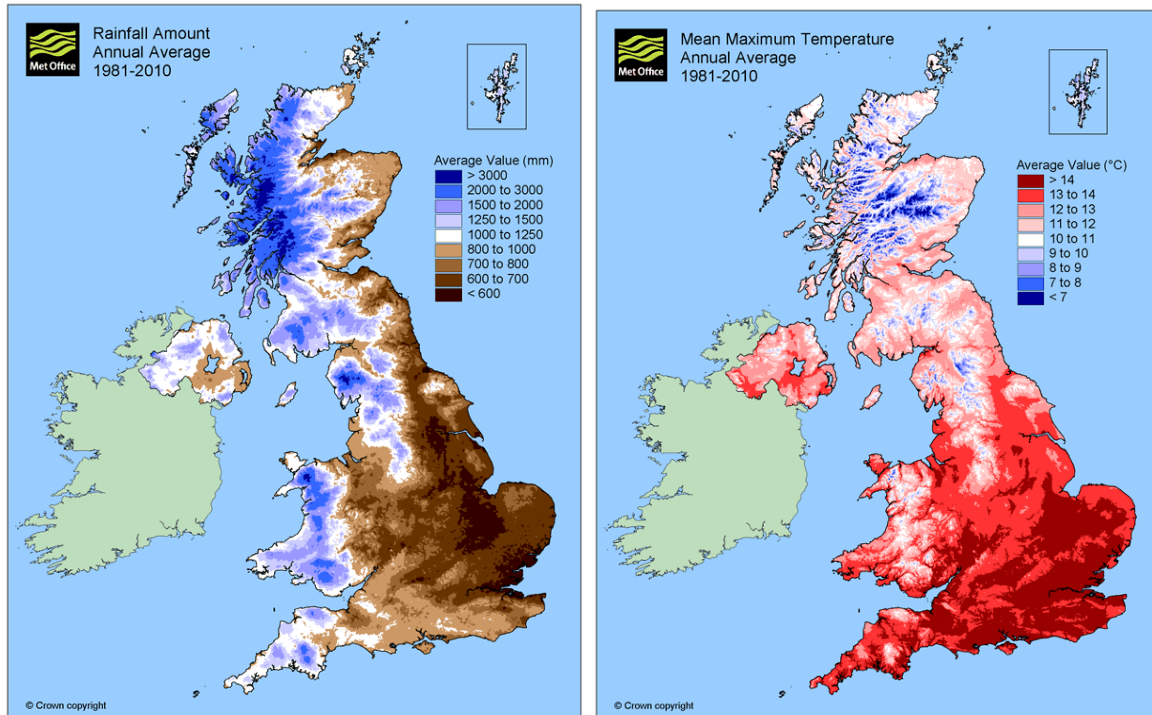
Changing weather patterns may be seen as direct indicators of climate change. The Met Office's average figures for the South East of England (South East and Central South) for 1981-2010 indicate that minimum daily temperatures ranged from 1.4°C in February to a minimum of 12.2°C in July, while maximum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

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

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

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

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



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

The next set of climate change scenarios for the UK is known as UKCIP08¹⁰. The climate of the United Kingdom and recent trends¹¹ is the first in the UKCIP08 series of reports. Its summary of the main findings are:

- Warming of the global climate system is unequivocal, with global average temperatures having risen by nearly 0.8 °C since the late 19th century, and rising at about 0.2 °C/decade over the past 25 years.
- It is very likely that man-made greenhouse gas emissions caused most of the observed temperature rise since the mid 20th century.
- Global sea-level rise has accelerated between mid-19th century and mid-20th century, and is now about 3mm per year. It is likely that human activities have contributed between a quarter and a half of the rise in the last half of the 20th century.
- Central England Temperature has risen by about a degree Celsius since the 1970s.
- Temperatures in Scotland and Northern Ireland have risen by about 0.8 °C since about 1980, but this rise has not been attributed to specific causes.
- Annual mean precipitation over England and Wales has not changed significantly since records began in 1766. Seasonal rainfall is highly variable, but appears to have decreased in summer and increased in winter, although with little change in the latter over the last 50 years.
- All regions of the UK have experienced an increase over the past 45 years in the contribution to winter rainfall from heavy precipitation events; in summer all regions except NE England and N Scotland show decreases.

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

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

- Severe windstorms around the UK have become more frequent in the past few decades, though not above that seen in the 1920s.
- Sea-surface temperatures around the UK coast have risen over the past three decades by about 0.7 °C.
- Sea level around the UK rose by about 1mm/yr in the 20th century, corrected for land movement. The rate for the 1990s and 2000s has been higher than this.

Future trends: Understanding and adapting to the realities of climate change will be one of the challenges the District will be faced with. Climate change scenarios for the UK (UKCIP02) provide the best information on which to form an understanding of climate change, it shows that it is expected to be more pronounced in the South East than in any other UK region. Nationally it is estimated that there will be an annual warming by the 2080s of between 1 and 5 °C, with greater summer warming in the south-east than the north-west, and with greater warming in summer and autumn than in winter and spring. Over the same period, although annual rainfall totals are not expected to show much change, winters are expected to be up to 30% wetter than at present, and summers up to 50% drier¹². A changing climate will bring about more storms, heavier rain, stronger winds and more summer heat-waves. It will have an impact on the landscape and our lifestyles; rare wildlife habitats and species may be threatened by the changing climate; farming could suffer from more pests, worse soil erosion and a decrease in agricultural land; more intense rain, rising sea levels and wetter soils will increase flood risk; and water supplies will be affected along with our demands made on them.

3.7 Air Quality

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

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

National air quality objectives have been designated for priority pollutants - benzene, 1,3-butadiene, carbon monoxide, lead, nitrogen dioxide, particles (PM10), sulphur dioxide, ozone and PAH. These have been set on the basis of scientific and medical evidence on the health effects of each pollutant, and according to the practicability of meeting standards. In West Berkshire all the air quality objectives are generally being met except for nitrogen dioxide on some busy roads and intersections. As a result of this an Air Quality Management Area (AQMA) has been declared at one section of the A339 in Central Newbury. The associated Air Quality Management Plan (AQMP) has been developed and is being implemented. Levels of nitrogen dioxide are declining, which could be associated with the improvement to emissions from vehicle exhaust as well as implementation of the AQMP.

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

3.8 Water Quality

High levels of nitrates are found in areas of poor water quality. There are no Nitrate Sensitive Areas in West Berkshire, but there are large areas covered by Nitrate Vulnerable Zones (NVZs). NVZs apply to areas where surface and/or groundwater contains nitrate concentrations in excess of 50mg/l. The widespread classification of NVZs in West Berkshire is reflective of the land use within the area and the intensive agricultural practices which are employed. As a consequence farmers within NVZs are required to comply with

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

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

In September 2011 62% of England was designated as a Nitrate Vulnerable Zone (NVZ). Approximately three quarters of West Berkshire is now designated as a NVZ, including Newbury, Thatcham and the eastern part of the district including Theale and Calcot.

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

- Surface Water;
- Groundwater; and
- Existing.

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

Future Trends: The South East Plan highlights that meeting water quality standards is a challenge for the region. Together with tightening water quality standards, a growing population and development pressures, are placing extra demands on the sewerage treatment infrastructure and the waters receiving effluent. Turbidity of the water in the Kennet is also an issue locally.

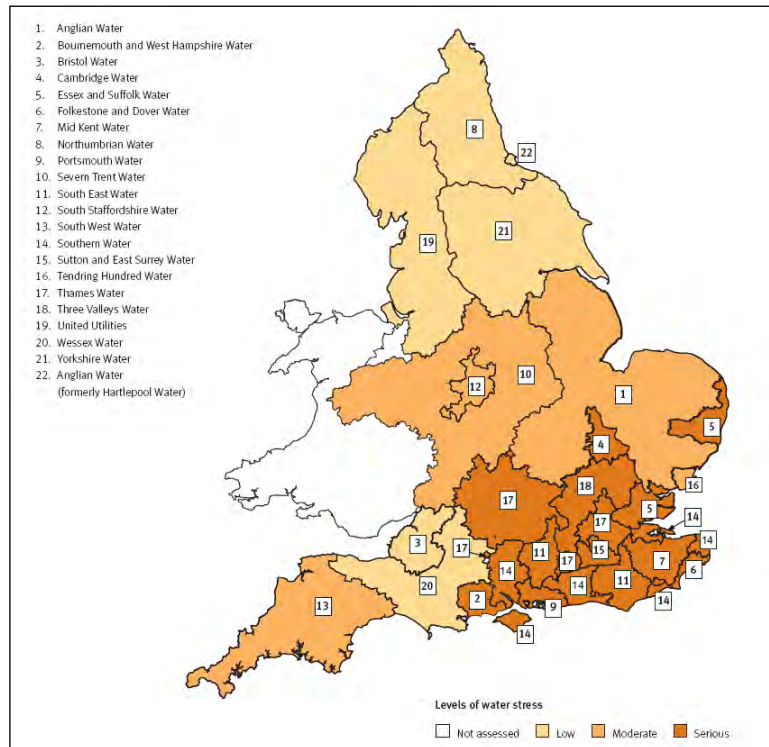
3.9 Water Resources

Water resources within West Berkshire are managed by water and wastewater services company Thames Water. The District is located within two (2) Water Resource Zones; the Kennet Valley Resource Zone and the Swindon and Oxfordshire Resource Zone (SWOX). Above ground water resources include the rivers Pang, Lambourn and Kennet. The primary groundwater resource is the chalk aquifer that underlies much of eastern and southern England, this aquifer is tapped by a number of bores that supply potable water to the district. The Environment Agency, in its document *Water for People and the Environment (2009)*, indicated that West Berkshire is within an area with “serious levels of water stress”. In addition, much of the district has water resources that are either over licensed, over abstracted or there is no water available for abstraction¹³.

Future Trends: Climate change is anticipated to have an impact on water supply due to more extreme climatic variability. Hotter summers are expected to result in increased water usage and reduce the period when groundwater sources can refill, in addition, soil moisture is expected to be reduced in summer, resulting in increased use of irrigation for crops. Overall, increased population and the effects of climate change are going to place greater pressures on a finite resource. The Environment Agency suggests that within less than thirty years there will be a major water shortage in the South East unless there is a reduction in the amount of water used or new resources are found. Thames Water has forecast that there will be a deficit of water of 60 million litres per day by 2030 in the SWOX zone unless new water resources are found. Water conservation measures are going to be required to ensure an adequate water supply into the future.

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

Figure 13 – Water Stressed Areas in England



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

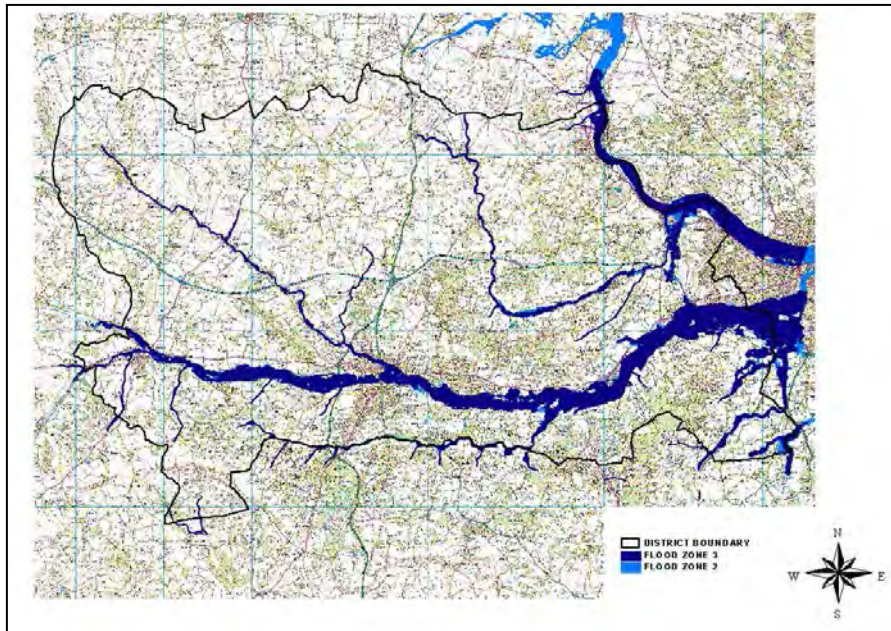
3.10 Flood Risk

There are various forms of flooding which all present various levels of risk. Flooding can occur from rivers, the sea, from land, groundwater, sewers, reservoirs, canals and other artificial sources. West Berkshire has undertaken a Strategic Flood Risk Assessment (SFRA)¹⁴ as required by the NPPF, in consultation with the Environment Agency to “determine the variation of flood risk across and from their area as the basis for preparing appropriate policies for flood risk management for these areas”.

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

The risk of flooding within West Berkshire is widespread, arising not only from rivers but also from surface water and groundwater flooding. The events of the summer of July 2007 were a timely reminder of the impacts that flooding can have upon the local community. A relatively large number of homes and businesses within West Berkshire are at risk of flooding, arising from a number of sources including river flooding, localised runoff, groundwater flooding and sewer flooding. The SFRA has delineated the District into zones of ‘low’, ‘medium’, and ‘high’ probability of fluvial flooding in accordance with PPS25, it has modelled the impacts of climate change, and it has investigated the risk of groundwater and surface water flooding which has resulted in a series of ‘Critical Drainage Areas’ being identified to inform the planning process.

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

Figure 14 – Flood Zone Map of West Berkshire

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

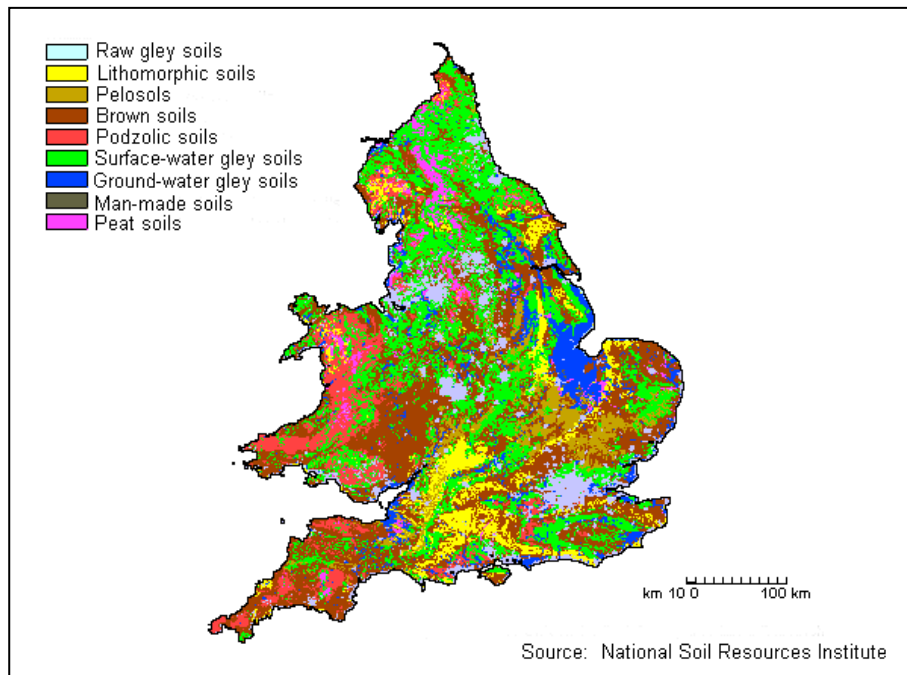
Future Trends: A considerable amount of research is being carried out worldwide in an endeavour to quantify the impacts that climate change is likely to have on flooding in future years. Climate change is perceived to represent an increasing risk to low lying areas of England, and it is anticipated that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

According to the SFRA for West Berkshire, climate change will not markedly increase the extent of river flooding within most areas of the District, however those properties (and areas) that are currently at risk of flooding may be susceptible to more frequent, more severe flooding in future years. The ‘best practice’ approach adopted throughout England is that Flood Zone 2 Medium Probability is considered a reasonable approximation of the likely extent of the High Probability Flood Zone in 100 years as a result of climate change. Climate change will also potentially increase the frequency and intensity of localised storms over the District, this could exacerbate localised drainage problems.

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

3.11 Soil

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

Figure 15– Soil types of England and Wales

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

Future Trends: There is evidence that soil degradation is continuing in the UK and around the world despite greater awareness of the importance of soils. DEFRA has developed a *Soil Action Plan for England (2004-2006)* and issued a draft *Soil Strategy for England* in March 2008. The intention of the Action Plan and Strategy is to increase the sustainable use of soils in England and ensure that the protection of soil health is a consideration in decisions made relating to land use planning. There is increasingly a better understanding of the importance of soils to sustainable agriculture and food production. Sustainable agricultural techniques and organic food production methods have increased in recent years and are predicted to continue to gain importance in the future. The European Commission adopted the Thematic Strategy for Soil Protection and had been working towards a ‘Soil Framework Directive’.

4 Material Assets

4.1 Previously developed land

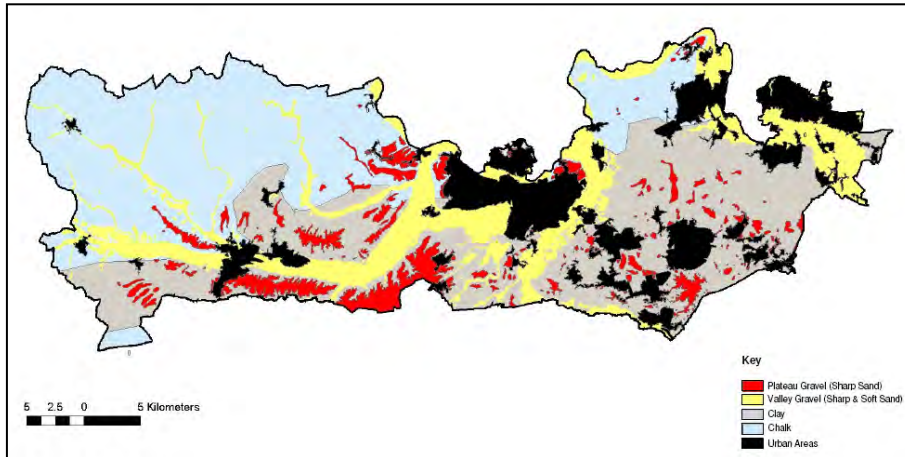
The NPPF encourages the re-use of previously developed land, and as such 78.5% of West Berkshire’s gross completions (2006/07 – 2011/12) have been on previously developed land

Future Trends: In line with continuing trends for the South East of England, it is anticipated that the amount of previously developed land available for development in West Berkshire will decline as government policy of focusing development on previously developed land continues to take effect. The reduced reliance on windfall development contributing to supply may also mean that the level of Greenfield allocations may need to be higher than in the past.

4.2 Minerals

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

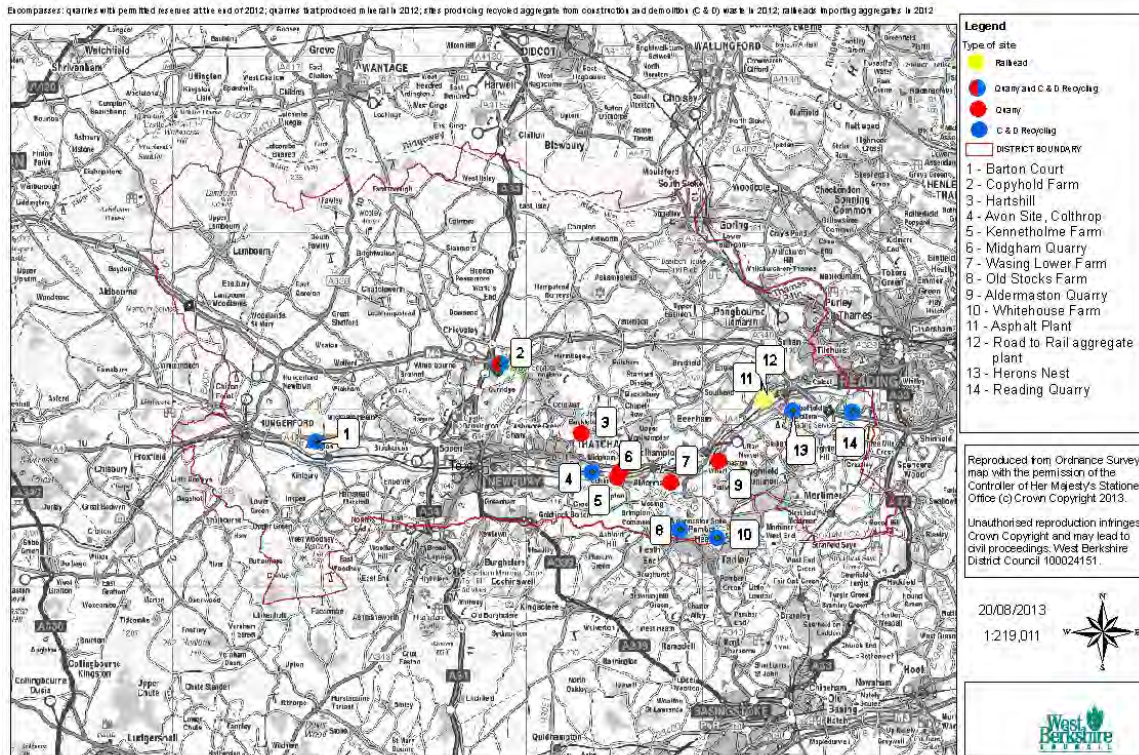
Figure 16 – West Berkshire Simplified Geology



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

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

Figure 17 – Mineral sites in West Berkshire



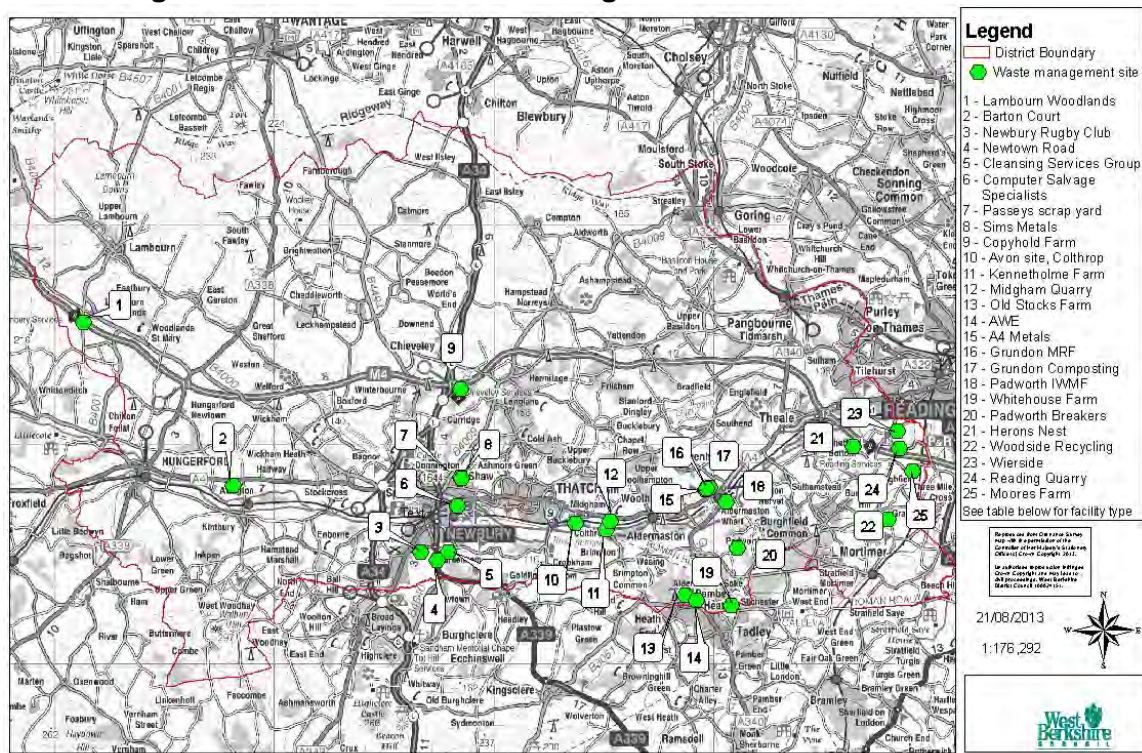
Future Trends: The recycling of aggregates is likely to increase in the future, with the demand for virgin aggregates for building and construction largely dependent on the economic situation.

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

4.3 Waste

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

Figure 18 – Permitted Waste Management Sites in West Berkshire



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

Table 4 – Waste generated by West Berkshire

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

Source: Waste Management, October 2012, West Berkshire Council

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

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

4.4 Renewable Energy

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

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

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

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

4.5 Economy

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

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

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

¹⁵ England Waste Strategy 2007, DEFRA

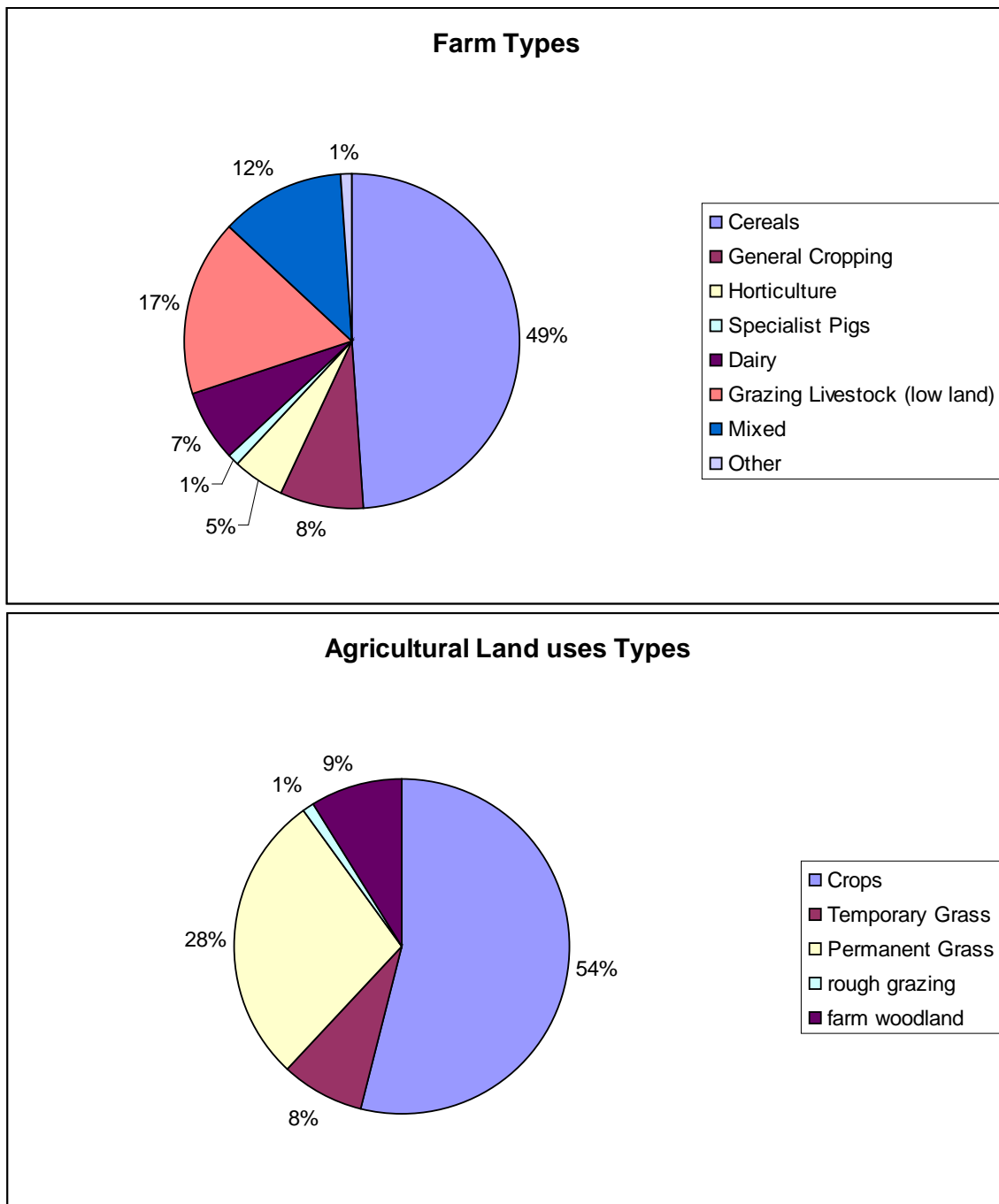
¹⁶ HECA Data Report West Berkshire Council, United Sustainable Energy Agency, 2010

4.6 Agriculture

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

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

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



Source: June 2010 Agricultural and Horticultural Survey – England

Future Trends: The Government has identified a vision for the future of British agriculture in Defra's *Farming for the Future Programme*¹⁷. Key themes arising for this are the need to cut carbon emissions resulting from farming activities, increasing the efficiency of the management of nutrients on farms and reducing pollution. There are further plans to increase the skills to make UK farming more competitive, and achieve higher standards of animal health¹⁸.

4.7 Tourism

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

“Overall, an estimated 485,500 staying trips were spent in West Berkshire District in 2005, of which around 396,000 were made by domestic visitors (82%) and 89,700 by overseas visitors (18%). Staying trips result in an estimated 1.53 million bednights in the District. Domestic visitors account for 62% of these nights and overseas visitors accounted for 38%. Approximately 3.43 million tourism day trips were made to the District (lasting more than 3 hours and taken on an irregular basis) in 2005. Total expenditure by visitors to West Berkshire is estimated to have been in the region of £199.91 million in 2005.

With the addition of other expenditure such as the expenditure on goods and services by friends and relatives visitors were staying with, or visiting, total expenditure associated with overnights trips to West Berkshire in 2005 was approximately £211,682,000.¹⁹

Future Trends: One of the priorities of A Breath of Fresh Air, West Berkshire's Sustainable Communities Strategy, is to realise the tourist potential and increase the number of tourist visitors to West Berkshire.

4.8 Employment

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

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

Table 5 – Employment by sector

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

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

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

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

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

Source: ONS, Census 2011

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

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

4.9 Transport

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

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

Newbury, Thatcham and the Reading corridor have a reasonable public transport service, with up to 5 buses and 3 trains per hour. Reading - just to the east of the district - is a major confluence on the strategic rail network, providing direct and efficient access to key urban centres across the country. The disabled are quite well catered for both as individuals and as groups on public transport in West Berkshire; buses have a terminal and priority access to Newbury's principal shopping street, and there is a telephone information service for bus and route times. Bus services are provided in the majority of towns and larger villages in West Berkshire. In addition there are a number of community transport schemes ranging from community buses to cars that help ensure provision and access across the district.

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

The 2011 census shows that for West Berkshire, 71% of people travelled to work by car. This is significantly higher than the South East average of 66%, or for England and Wales (62.6%). A relatively lower proportion of people use public transport to get to work, perhaps reflecting the geographically dispersed nature of the population and the marginally longer distances travelled. A relatively similar proportion of people either work from home, or walk to work. Noticeable is the small proportion of people who cycle to work, although this is reflected nationally also.

Table 6 – Modes of travel to work

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

Source: Census 2011

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

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

Source: Census 2011

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

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

The West Berkshire Local Transport Plan aims to implement a number of policies relating to road, rail and public transport, in particular, increased usage of public transport and a reduction in the use of the car. There are also objectives in relation to encouraging walking and cycling.

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

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

	Sustainability Objectives										
	1	2	3	4	5	6	7	8	9	10	11
West Berkshire Housing Site Allocations DPD Objectives	To secure provision of sufficient good quality housing to meet objectively assessed needs	To improve health and well being and reduce inequalities	To safeguard and improve accessibility to services and facilities	To improve and promote opportunities for sustainable travel	To protect and enhance the natural the environment	Ensure that the built, historic and cultural environment is conserved and enhanced	To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	To improve the efficiency of land use	To reduce consumption of natural resources and manage their use efficiently	To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs
E: Infrastructure Requirements	+	+	+	+	0	0	0	0	0	0	0
<i>Comments:</i>	5/6/7/8/9/10: care needs to be taken to also ensure that new residential development adheres to sustainable development principles										
F: Green Infrastructure	0	+	+	0	++	+	+	0	0	0	0
<i>Comments:</i>											
G: Transport	0	+	++	++	0	0	0	0	0	+	0
<i>Comments:</i>											
I: Heritage	+	0	0	0	++	++	+	0	0	0	0

	Sustainability Objectives										
	1	2	3	4	5	6	7	8	9	10	11
West Berkshire Housing Site Allocations DPD Objectives	To secure provision of sufficient good quality housing to meet objectively assessed needs	To improve health and well being and reduce inequalities	To safeguard and improve accessibility to services and facilities	To improve and promote opportunities for sustainable travel	To protect and enhance the natural the environment	Ensure that the built, historic and cultural environment is conserved and enhanced	To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	To improve the efficiency of land use	To reduce consumption of natural resources and manage their use efficiently	To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs
<i>Comments:</i>											

Key:

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

Housing Site Allocations DPD objectives:

A. Tackling Climate Change

To exceed national targets for carbon dioxide emissions reduction and deliver the District's growth in a way that helps to adapt to and mitigate the impacts of climate change

B. Housing Growth

To deliver at least 10,500 homes across West Berkshire between 2006 – 2026. These homes will be delivered in an effective and timely manner, will maximise the use of suitable Brownfield land and access to facilities and services and will be developed at densities within make the most efficient use of land whilst responding to the existing build environment.

C. Housing Needs

To secure provision of affordable and market housing to meet local needs in both urban and rural areas of the district. To provide homes in a way that promotes sustainable communities, providing a mix of house sizes, types and tenures to meet identified needs, and respond to the changing demographic profile of the District.

E. Infrastructure Requirements

To ensure that infrastructure needs (including community services and facilities) arising from the growth in West Berkshire are provided in a timely and coordinated manner, which keeps pace with development in accordance with the detail set out in the Infrastructure Delivery Plan.

I. Heritage

To ensure that development to 2026 is planned, designed and managed in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment in West Berkshire's Towns, villages and countryside.

Appendix 4 – Glossary

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

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

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

¹ Definition taken from NPPF, Annex 2

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

Appendix 5

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

	Respondent	Comments	Council Response
1	English Heritage	<p>EH has published guidance on SEA / SAs</p> <p>Appendix 1 (Relevant plans and programmes) should include reference to The European Convention on the Protection of Archaeological Heritage, The Convention for the Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. PPGs 4, 15, 16, 21 have been superseded by NPPF. Reference should be made to Berkshire Historic Environment Character zoning Project and West Berkshire Historic Environment Action Plan.</p> <p>Appendix 2 (Baseline) should include reference to non-designated heritage assets. The Register specifically mentions the threat to the battlefield as being housing development around its fringes. SAD will increase / decrease this risk</p> <p>Sources of information should be identified and include Historic Environmental Record and the Heritage at Risk Register. The first identified sustainability issue should specifically refer to the historic environment and the heritage assets therein.</p> <p>Welcome and support Sustainability Objective 6 and identified sub-objectives. Sub-objectives could also include “provide for increased access to and enjoyment of the historic environment” Indicators could include</p> <ul style="list-style-type: none"> - no and % of all designated heritage assets at risk - no of applications approved contrary to the advice of the Council’s conservation or archaeological advisor - % change in visits to historic sites 	<p>Guidance has been accessed and will be used to inform the SA Suggested documents have been added to the Policy section</p> <p>PPGs have been removed from policy section Reference made to these documents in the policy section.</p> <p>Reference to the battlefield At Risk has been included in baseline information.</p> <p>Sources of information have been added to the baseline The following has been added to the sustainability issues: <u>Protecting the historic environment and the heritage assets therein</u> The following has been added as 6.4 of the sustainability objectives: <u>6.4 Provide for increased access to and enjoyment of the historic environment</u> The following changes have been made to the indicators: Combined all heritage asset indicators into one – added <u>No. and % of all designated heritage assets at risk</u> and deleted <u>No. of Scheduled Monuments at Risk</u> <u>No. and % Listed Buildings indicated as “at risk”</u></p>

Appendix 5 – Consultation responses

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

SAD SA scoping report environmental bodies consultation responses (July 2014)

	Respondent	Comments	Council Response
1	English Heritage	<p>We welcome and support Housing Site Allocations DPD Objective E. We also welcome the recognition that the historic environment is “also of great value” to West Berkshire on page 8, but the historic environment comprises more than the designated heritage assets identified and monuments are “scheduled” not “listed”.</p> <p>We suggest saying “<i>The historic environment is also of great value to West Berkshire and consists of both designated heritage assets of national importance and non-designated features of local historic or architectural interest and value; buildings, other structures and features, archaeological remains, historic open spaces and the wide historic landscape/townscape</i>”.</p>	Paragraph amended as suggested to add clarity
		<p>We welcome the recognition of the historic environment as a sustainability issue for the Core Strategy, although we would prefer “Conserving and enhancing the historic environment.....” and “Conserving and enhancing the historical/ archaeological.....” as terminology more consistent with the National Planning Policy Framework. We consider that these should also be specific key issues for the Housing Sites Allocations DPD.</p>	Amended as suggested to ensure consistency with the NPPF
		<p>We welcome and support Sustainability Objective 5 and the identified sub-objectives and indicators (we are grateful for the inclusion of the sub-objective and indicators that we suggested previously). However, given the proposed indicator relating to Historic Landscape Characterisation types perhaps there should be a specific sub-objective to conserve and enhance the District’s historic landscape types, or perhaps sub-objective 4.2 could be amended to “.....local distinctiveness and time-depth of the character of the Landscape”.</p>	The sustainability objective has been taken from the Core Strategy and therefore it is not proposed to change the objective
		<p>Question 9 refers to the possibility of ranking. Perhaps weighting the objectives might be a better approach. Naturally, we consider that Objective 5 should have a high ranking or weighting, in accordance with the weight given to the conservation and enhancement of heritage assets in the National Planning Policy Framework.</p>	Comment noted. West Berkshire Council is not proposing to rank the objectives at this stage.

	Respondent	Comments	Council Response
		<p>In Appendix 1 we welcome the reference to the Berkshire Historic Environment Character Zoning Project and the West Berkshire Historic Environment Action Plan.</p> <p>There could also be a reference to the National Heritage Protection Plan 2011 – 2015, which seeks to ensure that England’s historic environment:</p> <ul style="list-style-type: none"> • is not needlessly at risk of damage, erosion or loss; • is experienced, understood and enjoyed by local communities; • contributes to sustainable and distinctive places to live and work; • helps deliver positive and sustainable economic growth. 	<p>Appendix 1 has been updated to include the National Heritage Protection Plan 2011 – 2015.</p>
		<p>In the summary of “Key Emerging Local Level Objectives/Targets” there is no need to have “preserve” in respect of the historic environment – “conserve and enhance” is preferable. It would also be better to say “the historic environment, including both designated and non-designated heritage assets”.</p>	<p>Text amended as suggested</p>
		<p>In Appendix 2 we welcome the detailed information on West Berkshire’s historic environment, including the Historic Environment Character Zoning project. Paragraph 3.5 indicates that there is a list of buildings and structures of local interest for West Berkshire and perhaps a little more could be said about that e.g. how the list was compiled, is it regularly updated etc.</p>	<p>Suggestion noted and additional text added to provide more information on the Historic Environment Character Zoning project.</p> <p>The project was carried out because knowledge of West Berkshire's historic environment was incomplete and in some cases outdated. The list was compiled through a critical assessment of the Historic Environment Record, examining the archaeological data and analysing it against information on relief, drainage, geology, soils and patterns in Historic Landscape Characterisation Project.</p>
		<p>As both the 2012 and 2013 Heritage at Risk Registers are cited, the point could be made that there are five more assets at risk on the 2013 Register compared to the 2012 Register under “Future trends”.</p>	<p>Text amended as suggested</p>
		<p>It should also be noted that the Heritage at Risk Registers only concern the higher grade designated heritage assets and do not</p>	<p>Suggestion noted. There are not the resources available to undertake a survey as suggested.</p>

	Respondent	Comments	Council Response
		include grade II listed buildings or registered historic parks and gardens. For a more accurate understanding of the state of the historic environment in West Berkshire and as a baseline for future monitoring, a survey of the condition and position of the lower grade designated assets should be undertaken or, at least, the lack of such a survey should be recognised as a gap in the existing information.	Section 3.5 of Appendix 2 amended to highlight that there is a gap in the existing information.
2	Environment Agency	<p>4. Stage A2: Baseline data</p> <p>Further to our letter (WA/2006/000267/SL-01/IS1-L01), dated 29 August 2013, we recommended that West Berkshire Council should consider updating the level 1 SFRA and level 2 SFRA's and produce new documents for sites where the situation has changed. These documents should include any revised information from fluvial and surface water model outlines.</p> <p>This will ensure that the sequential test for the site allocations is based on the most up to date information for all sources of flooding.</p> <p>6. Stage A4: Developing the sustainability appraisal framework</p> <p>We understand that the Sustainability Objectives identified in the SA have been used but updated in respect to the updated background information and the aims of the Housing Site Allocations.</p> <p>We previously noted that SA sub objective 10.2 suggested indicators did not include the Lead Local Flood Authority and other relevant bodies. We note that SA objective 9.2 (previously 10.2) suggested indicators now includes reference to the Lead Local Flood Authority and other relevant bodies. We are satisfied that this reflects that other we are not wholly responsible for all sources of flooding.</p>	<p>West Berkshire Council is in the process of updating the level 1 SFRA. Further level 2 assessments will be carried out where required.</p> <p>Comment noted.</p>
3	Natural England	Consultation question 1: Are there other relevant policies, plans, programmes, and sustainable development objectives that will affect or influence the Housing Site Allocations DPD?	At the time of the preparation of and the consultation on the SA/SEA Scoping Report, the updated AONB Management Plan had not been

	Respondent	Comments	Council Response
		<p>We understand that the North Wessex Downs AONB management plan has been updated, and the referenced version is out of date. We also understand that Oxfordshire has had a revised housing number assessment (significantly increasing housing need), and we suggest this should be included.</p>	<p>adopted by the Council.</p> <p>The Strategic Housing Market Assessment for Oxfordshire has identified an increased housing need, and the figures identified in the SHMA do not in themselves constitute plan targets. Each Council will consider the numbers alongside other evidence to identify specific policies in development plans. Appendix 1 (Plans, Policies and Programmes) includes the most recent development plans for the Oxfordshire authorities that adjoin West Berkshire (South Oxfordshire and Vale of White Horse).</p>
		<p>Consultation question 2: Do you agree that the baseline data collected in Appendix 2 is appropriate to the DPD? No comment.</p>	Response noted
		<p>Consultation question 3: Do you have, or know of, any additional baseline data which should be added to that already listed? No.</p>	Response noted
		<p>Consultation question 4: As far as you are aware, are there any inaccuracies or anomalies in the data presented? No.</p>	Response noted
		<p>Consultation question 5: Do you agree that these are the key sustainability issues for the Housing Site Allocations DPD? We suggest that, given the proportion of the plan area covered by designated landscape is very high (74%), there may be significant issues in accommodating the planned housing without impacting on this designation. This may therefore be a key sustainability issue, even if, to date the AONB has not been significantly degraded by such development, and will depend on the level of growth and the availability of site options. Cumulative landscape impacts will need to be considered in this context.</p> <p>Consultation question 6: Are you aware of any issues which, in your opinion, should be added, or any that should be removed? See 5 above.</p>	<p>The Housing Site Allocations DPD is being prepared within the context of the adopted Core Strategy DPD. Core Strategy policy ADPP5 (North Wessex Downs Area of Outstanding Natural Beauty) sets out specific guidelines to ensure growth is sustainable. For this reason, it is not proposed to change the sustainability issues.</p>

	Respondent	Comments	Council Response
		<p>Consultation question 7: Are the objectives suitable in the context of the DPD? Yes. However, they are broad, and very open to interpretation. Typically, the inclusion of decision aiding questions give a much better understanding of how these objectives will be assessed. We would be happy to advise on what these decision aiding questions might be (with respect to the natural environment).</p>	<p>The Core Strategy SA objectives have been used, albeit amended slightly, for the purposes of the Housing Site Allocations DPD.</p>
		<p>Consultation question 8: Are there any other additional objectives that should either be included or removed? No.</p>	<p>Comment noted.</p>
		<p>Consultation question 9: It may be necessary to rank the objectives to assess options. Do you have any comments on those which hold particular importance? This is not an approach that is usually adopted, at least explicitly, and in the abstract it is hard to advise. Natural England has no formal guidance on this matter, but in my judgement the Sustainability Appraisal should not rank objectives. Where it is not clear that one site outperforms another, a more detailed consideration of the merits of each site would give greater insight in the assessment, rather than relying on a crude, mechanistic ranking of objectives.</p>	<p>Comment noted. West Berkshire Council is not proposing to rank the objectives at this stage.</p>
		<p>Consultation question 10: Do the indicators provide a relevant measure for the associated objectives? If not, then please suggest additional indicators. We advise that SA indicators should be indicators of the effects of the plan concerned, and not be indicators of how the world is changing. A number of indicators chosen will give little, if any, indication as to whether the plan is delivering its SA objective. The extent of agri-environment agreement land, for example is almost entirely outside the scope of the plan to influence. As many (most?) of the indicators are not closely related to the effects of the plan, we are reluctant to propose new indicators prior the Council agreeing in principle that this approach is correct, as bespoke monitoring will be required by the Council. However in general terms the indicators might take the form of: <i>“Number/proportion of planning applications which are anticipated to [insert sub objective or more detailed parameter].”</i></p>	<p>The indicators used have been taken from the Core Strategy several are reported on in the Annual Monitoring Report.</p>

Appendix 5 – Consultation responses

	Respondent	Comments	Council Response

Appendix 6A – Site Selection Criteria

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

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

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

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

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

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

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

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

⁺ Data taken from the Council's GIS system using the most up to date data. The original snapshot of data was taken in February 2014, with specific site details checked prior to publication of proposed submission DPD.

Appendix 6B – Site Selection Criteria for Gypsy, Traveller and Travelling Showpeople sites as set out in Policy CS7 of the Core Strategy

Policy CS7 Criteria	Key considerations
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Whether access is of, or can be made to, an appropriate standard, including consideration of its adequacy, the character, width, alignment and speed of the road • Potential for pedestrian /vehicle conflict on either the access or roads in close proximity to the site – whether there are footways or cycleways, width, visual splays, lighting • Access to public transport and the frequency of the service • Any other highway issues or concerns
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • Whether local services, including a bus route, shops, schools and health services are located in a nearby settlement • Distance to key local services (as above) and whether they are accessible by walking and/or cycling or accessible by public transport
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • Whether the site is located within Flood Zone 2 and/or 3 • Whether the site is vulnerable to other sources of flood risk, such as surface water or ground water flooding • Whether evidence suggests there are flood risk issues affecting the site and/or its immediate surroundings
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Size of the site • Any existing facilities/structures on the site • Potential number and density of pitches
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • Distance from the site to nearest residential properties / settled community • Whether the amenity of neighbouring uses would be unacceptably affected by Gypsies and Travellers (noise, light, visual impact, general disturbance etc) and vice versa
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • Whether a mix of uses and/or alternative uses have been proposed on the site. • Whether the site and its surrounding uses would lend itself to an element of authorised mixed uses.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • Type and scale of surrounding uses • Whether the amenity of neighbouring uses would be unacceptably affected by Gypsies and Travellers (noise, vehicular movement etc) • Number of expected vehicle movements from site depending on proposed number of pitches and/or on site business activities
Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • Visual prominence and visual impact of the site • Impact on the character and appearance of the area with regard to the built and natural environment (including local and statutory designations) of the immediate locality and nearest settlement
Where applicable have regard for the character and policies affecting the North Wessex Downs	<ul style="list-style-type: none"> • Whether the site is located within the North Wessex Downs AONB • Whether there is likely to be any impact on features that contribute to the landscape character • Whether development of the site will contribute to the conservation

AONB	and enhancement of the natural beauty of the landscape
Other issues to consider	<ul style="list-style-type: none">• Any site specific or local issues to be considered

Appendix 7- List of sites eliminated from consideration at sifting stage (updates since Preferred Options shown in blue and underlined)

Housing Sites

Site	SHLAA assessment	Automatic exclusion through site selection process?	Reason
Aldermaston			
ALD001 White Town Nursery	Not currently developable	Yes	Site is within AWE inner consultation zone.
ALD002 Land at Foresters Farm	Not currently developable	Yes	Site is within AWE inner consultation zone.
ALD003 Land at Fisherman's Lane	Deliverable	Yes	Planning permission granted in 2007. Site is within AWE inner consultation zone and within settlement boundary.
Bradfield Southend			
BRS001 Land south of Southend Road	Potentially developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates that the site is not suitable for development.
BRS002 Corner of Cock Lane and South End Road	Potentially developable	Yes	Site has potential for less than 5 dwellings making it too small for allocation, however there is potential for it to be considered as part of the settlement boundary review. <u>Site to be included within the settlement boundary.</u>
Burghfield Common			
BUR003 Clayhill Copse	Not currently developable	No	The whole site is covered by Ancient Woodland and Tree Preservation Orders.
BUR009 Land at Clayhill	Not currently developable	No	Poor relationship to the settlement, site is not adjacent to the settlement boundary.
BUR017 Land at Hunters Hill	Deliverable	Yes	Site is within settlement boundary and has planning permission.
<u>BUR019</u> <u>Haycroft, Reading Road</u>	<u>Potentially developable</u>	<u>Yes</u>	<u>Site has potential for less than 5 dwellings making it too small for allocation. Site to be included within the settlement boundary. Site previously formed part of BUR002, but at preferred options a request was received from the site promoter to consider the site separately.</u>
Chieveley			
<u>CHI001</u> <u>The Cold House, Green Lane</u>	<u>Potentially developable</u>	<u>Yes</u>	<u>Site has potential for less than 5 dwellings making it too small for allocation. Site to be included within the settlement boundary.</u>
CHI008 Land adjacent to Oxford Road	Not currently developable	Yes	Development potential of the site (91 dwellings) is greater than required for a Service Village such as Chieveley. Adverse impact on the character of the AONB. Landscape assessment indicates that the site is not suitable for development.
CHI009 Land south of Graces Lane	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates that the site is not suitable for development.
<u>CHI010</u> <u>Land adjacent to Coombe Cottage, High Street</u>	<u>Potentially developable</u>	<u>Yes</u>	<u>Site has potential for less than 5 dwellings making it too small for allocation. Site to be included within the settlement boundary.</u>

CHI011 Chieveley Glebe, East Land	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates that the site is not suitable for development. Site is very large compared to the village making it inappropriate in scale to the role and function of Chieveley.
CHI013 Land at Graces Lane	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates the site is not suitable for development.
CHI015 Land at School Lane	Potentially developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates development of this site would not be appropriate.
CHI016 Land at Morphetts Lane, Downend	Potentially developable	Yes	Site has potential for less than 5 dwellings making it too small for allocation. Therefore the site is more suitable to be considered as part of the settlement boundary review. Site to be included within the settlement boundary.
CHI017 The Old Stables, Green Lane	Potentially developable	Yes	Site has potential for less than 5 dwellings making it too small for allocation. Site to be included within the settlement boundary.
CHI018 Land at Tudor Avenue	Not currently developable	No	Poor relationship to the settlement as it is not adjacent to the settlement boundary.
CHI019 The Bakery, Church Lane	Developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.
CHI020 Lychgate, Church Lane	Developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.
Cold Ash			
COL007 St Gabriel's Convent, The Ridge	Deliverable	Yes	Site has planning permission.
COL008 Land at St Gabriel's Convent, The Ridge	Not currently developable	No	Poor relationship to the settlement.
COL009 Beggars Folly, The Ridge	Not currently developable	No	Located opposite junction, undulating site with trees and adjacent to ancient woodland.
COL010 Land at Westrop	Potentially developable	No Yes	Adverse impact on the character of the AONB. Landscape assessment indicates development here would not be acceptable.
COL011	Potentially developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates that the site is not suitable for development.
Compton			
COM02 Land to the south east of Compton	Not currently developable	Yes	Site is within Flood Zone 3. In landscape terms, development would only be considered appropriate on part of the site.
COM005 Fairfield	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
COM006 Mayfield Farm, Cheseridge	Not currently developable	No	Poor relationship to settlement, not adjacent to the settlement boundary.
COM007 Land between Cheseridge Road and Ilsley Road	Potentially developable	Yes	Site is within Flood Zone 3.
COM008 Rear of Mayfield Cottages, Ilsley Road	Potentially developable	Yes	Site is within Flood Zone 3

COM009 Land between Ilsley Road and Churn Road	Potentially developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates that the site is not suitable for development.
COM011 Land to the north of Ilsley Road	Potentially developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates that the site is not suitable for development.
COM012 The Paddocks east of Roden House, Wallingford Raod	Potentially developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates that the site is not suitable for development.
Eastern Urban Area			
EUA001 Dacre, New Lane Hill, Tilehurst	Developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.
EUA004 Land at Pincents Lane, Calcot	Not currently developable	No	Poor relationship to settlement. Located within the AONB.
EUA005 Land at Calcot Golf Course, Calcot Park, Tilehurst	Potentially developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.
EUA010 Land between Oxford Road and Theobold Drive, Tilehurst	Not currently developable	Yes	Site is within settlement boundary. Lack of space on the site to allow sufficient set back from the road.
EUA011 Land north east of Calcot Park Golf Club	Potentially developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.
EUA011A Land north east of Calcot Park Golf Club	Potentially developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.
EUA013 Turnhams House, Pincents lane, Tilehurst	Not currently developable	No	Site is located within the AONB and is out of keeping with existing development.
EUA016 Murdochs Diner, Bath Road, Calcot	Developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.
EUA019 The Barn, Low Lane, Calcot	Deliverable	Yes	Site has planning permission and is located within the settlement boundary.
EUA024 The Colonade, Overdown Road, Tilehurst	Developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.
EUA027 Land north of Pincents Lane, Calcot	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates this site is not suitable for development. Site has a poor relationship to the settlement.
EUA029 Land at Kiln Cottage, Kiln Lane, Tilehurst	Not currently developable	Yes	Site has potential for less than 5 dwellings making it too small for allocation., therefore the site is more suitable to be considered as part of the settlement boundary review. Site is within the AONB. Poor relationship to the existing settlement means that the site does not meet the settlement boundary review criteria and so cannot included within the settlement boundary.
EUA030 Land north of Purley Village, Purley-on-Thames	Not currently developable	Yes	Located within Flood Zone 3. Site has a history of significant flooding.

EUA034 1053-1057 Oxford Road, Purley-on-Thames	Deliverable	Yes	Site has planning permission and is located within settlement boundary.
EUA036 Land at Little Heath Road, Tilehurst	Not currently developable	No	Site is within the AONB and poor relationship to the existing settlement.
EUA037 Former Horncastle Ford Site, Bath Road, Calcot	Developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.
<u>EUA038</u> <u>Land to the west of New Lane Hill</u>	<u>Potentially developable</u>	<u>Yes</u>	<u>Site is within settlement boundary, therefore, there is a presumption in favour of development. Formerly EUA011A</u>
<u>EUA039</u>	<u>Potentially developable</u>	<u>Yes</u>	<u>Site is within settlement boundary, therefore, there is a presumption in favour of development.</u>
Great Shefford			
GSH002 Land south of Wantage Road	Not currently developable	Yes	Part of the site is within Flood Zone 3. Adverse impact on the character of the AONB. Landscape assessment indicates that development here would not be acceptable.
Hermitage			
HER003 Land at Pinewood Crescent (Former Cementation site)	Deliverable	Yes	Site has planning permission and is located within the settlement boundary.
HER007 Land at Doctor's Row, Doctor's Lane	Not currently developable	Yes	Site has potential for less than 5 dwellings making it too small for allocation, therefore the site is more suitable to be considered as part of the settlement boundary review.
HER010 South of Manor Lane	Not currently developable	Yes	Site is inappropriate in scale to both Hermitage and Oare.
HER012 Land opposite St Bartholomew's Church, Manor Lane, Oare	Not currently developable	Yes	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. The development potential is above what is required in this location.
HER013 Land adjacent to Hermitage Farm, Manor Lane	Not currently developable	Yes	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. The development potential is above what is required in this location.
HER014 Land at Kiln Estate, Manor Lane, Oare	Not currently developable	Yes	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. The development potential is above what is required in this location.
Hungerford			
HUN002 The Paddock, Marsh Lane	Not currently developable	No	Poor access to the site. Landscape issues as the site is in an area of high landscape sensitivity, potential for impact on the AONB. Rural nature of area.
HUN004 Former Eddington allotments, Chilton Estate, Eddington Lane	Not currently developable	No	Poor relationship to Hungerford, poor access and potential impact on landscape.
HUN008 Hungerford Trading Estate	Potentially developable	Yes	Site is a Protected Employment Area. Adjacent to Flood Zone 3.

HUN011 Land off Marsh Lane	Not currently developable	No	Site is adjacent to Flood Zone 3, Flood Zone 2, groundwater emergence zone and SSSI. Rural nature of area and poor relation to settlement. Poor access.
HUN012 Land at Smitham Bridge	Not currently developable	Yes	Approximately half of the site is in Flood Zone 3. Evidence of flooding Jan/Feb 2014. Poor access. Rural nature of area and poor relation to settlement.
HUN013 Charnham Park	Potentially developable	Yes	Site is within a protected employment area and within the settlement boundary.
HUN014 Charnham Park	Not currently developable	Yes	Site is within a protected employment area and within the settlement boundary.
HUN016 The Priory and Platt Court	Deliverable	Yes	Site has planning permission and is located within the settlement boundary.
HUN017 Fairfields	Potentially developable	Yes	Site is located within the settlement boundary.
HUN018 North View Heights	Potentially developable	Yes	Site is located within the settlement boundary.
HUN023 The Oakes and St Johns Ambulance, Off Station Road	Potentially developable	Yes	Site is within a protected employment area and within the settlement boundary.
HUN024 The Three Swans Hotel, High Street	Deliverable	Yes	Site has planning permission and is located within the settlement boundary.
HUN025 Our Lady of Lourdes	Deliverable	Yes	Site has planning permission and is located within the settlement boundary.
HUN026 Land at north Standen Road	Potentially developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates that the site is not suitable for development.
HUN027 The Triangle Field, Adjoining the former Priory, Priory Road	Not currently developable	No	Site is subject to a long term lease preventing the site coming forward in this plan period.
Kintbury			
KIN001 Kintbury Park Farm, Irish Hill Road	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates development here would not be acceptable.
KIN002 Kintbury Park Farm, Irish Hill Road	Not currently developable	Yes	Poorly related to existing residential development.
KIN005 Kintbury Park Farm, Irish Hill Road	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates the site is not suitable for development.
KIN010 Land to the east of Layland Green	Not currently developable	No	Poor relationship to settlement. Site is not adjacent to the settlement without other sites being developed.
KIN014 Land to the west of Kintbury, Hungerford Road	Not currently developable	Yes	Site is within Flood Zone 3. Poor relationship to settlement.
Lambourn			
LAM002B Land at Meridian House and Stud, Greenways	Not currently developable	No	Poor relationship to the settlement, not adjacent to the settlement boundary.

LAM003 Land between River Lambourn and Bockhampton Road	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment states development here would not be acceptable.
LAM004 Land off Bockhampton Road	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment states development here would not be acceptable.
LAM006 Land at Wantage Road and Northfields	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment states development here would not be acceptable.
LAM010 Land to the read of The Classics, Bockhampton Road	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
LAM014 Upshire Stables, Hungerford Hill	Not currently developable	No	Poor relationship to the settlement, not adjacent to the settlement boundary.
Mortimer			
MOR002 Land adjacent to College Piece	Not currently developable	No	Whole site is wooded and covered by Tree Preservation Orders.
MOR004 Squirrels Lodge	Deliverable	Yes	Site has planning permission and is within the settlement boundary. Site is for less than 5 dwellings making it too small for allocation.
MOR007 Land behind Six Acre Cottage, Drury Lane	Not currently developable	No	Poor relationship to the settlement, not adjacent to the settlement boundary.
Newbury			
NEW007 Unit D Mandarin Court, Hambridge Road	Not currently developable	Yes	Site is within a protected employment area and within the settlement boundary.
NEW008 Land adjoining Mencap Respite Centre, Pinchington Lane	Potentially developable	Yes	Site has potential for less than 5 dwellings making it too small for allocation. A large part of the site contains a breeding pond for Great Crested Newts and therefore, is not considered appropriate for inclusion within the settlement boundary.
NEW009 Enborne Gate Farm, Enborne Road	Not currently developable	Yes	Site is within a Registered Battlefield.
NEW018 Land at Bonemill Lane	Not currently developable	Yes	Site is adjacent to Flood Zone 3. Site is within a Registered Battlefield.
NEW020 Land adjacent to Thames Water Reservoir	Not currently developable	Yes	Site is within a Registered Battlefield.
NEW020B Land adjacent to Enborne Lodge	Not currently developable	Yes	Site is within a Registered Battlefield.
NEW021 Land to the rear of Russell Road	Not currently developable	Yes	Site is within Flood Zone 3 and has recent history of flooding. Site is within the settlement boundary.
NEW023 Elizabeth House, West Street	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
NEW024 Land at St Johns Garage	Potentially developable	Yes	Site is within the settlement boundary.

NEW025 Land adjoining Faraday Road and Fleming Road	Developable	Yes	Site has planning permission and is located within the settlement boundary. Site is within Flood Zone 3 and a protected employment area.
NEW026 The Courtyard, 4-6 London Road	Developable	Yes	Site is within the settlement boundary.
NEW030 Sandleford Park	Deliverable	Yes	Site has been allocated for development in the Core Strategy.
NEW032 The Bundgalow, Shaw Farm Road	Potentially developable	Yes	Site has potential for less than 5 dwellings making it too small for allocation. Site to be included within the settlement boundary.
NEW034 Land at Newbury Racecourse	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
NEW037B Cleansing Services, Pinchington Lane	Deliverable	Yes	Site has planning permission.
NEW038 Land at Abbottswood, Newtown Road	Not currently developable	Yes	Site is part of Sandleford Priory, a Historic Park and Garden.
NEW046 Quantel Ltd, 31 Turnpike Road	Potentially developable	Yes	Site is within a protected employment area and within the settlement boundary.
NEW047A South east Newbury (site 1), land adjoining New Road	Not currently developable	No	Constraints associated with adjacent ancient woodland unlikely to be overcome. Once appropriate buffers are provided for the ancient woodland, the remaining developable area is considered too small to allocate.
NEW047H Land adjoining Lamtarra Way	Not currently developable	No	Constraints associated with adjacent ancient woodland, the setting of development (in land between Newbury and Greenham), and ecological issues.
NEW048 Land to the west of Oak Tree Cottage, Wheatlands Stable, Wheatlands Lane	Not currently developable	Yes	Site is within a Registered Battlefield.
NEW051 Foxglove House, Love Lane, Donnington	Potentially developable	Yes	Site has potential for less than 5 dwellings making it too small for allocation. Site (excluding the allotments) to be included within the settlement boundary.
NEW053 Land to the north of Mill Hall Schools, Pigeons Farm Road	Not currently developable	No	Majority of site is covered by Tree Preservation Orders.
NEW056 Greenacres Gym, Greenham Road	Potentially developable	Yes	Site is within the settlement boundary.
NEW057 Land adjoining Pinchington Lodge, Pinchington Lane	Potentially developable	Yes	Site is part of Sandleford Priory, a Historic Park and Garden.
NEW058 Land to the east of Sandleford Lodge mobile home park	Potentially developable	Yes	Site is part of Sandleford Priory, a Historic Park and Garden. Partly within the settlement boundary.
NEW059 Land to the south of Deadmans Lane	Potentially developable	Yes	Site is part of Sandleford Priory, a Historic Park and Garden.

NEW063 Pear Tree Lane	Not currently developable	No	Site is covered by Tree Preservation Orders.
NEW064 Upper Donnington	Not currently developable	Yes	Impact on the historic environment of Donnington Castle. Large site would need to be considered as a 'strategic site'.
NEW065 Land adjoining Windemere, Enborne Street	Not currently developable	Yes	Site is within a Registered Battlefield.
NEW067 North Cottage, Oxford Road	Potentially developable	Yes	Site has potential for less than 5 dwellings making it too small for allocation.
NEW070 5-155 Kersey Crescent	Developable	Yes	Site has planning permission and is within the settlement boundary.
NEW073 British Telecom Building, Bear Lane	Potentially developable	Yes	Site is within the settlement boundary.
NEW074 Market Street	Deliverable	Yes	Site is within the settlement boundary.
NEW075 Waterside Youth Centre	Potentially developable	Yes	Site is within the settlement boundary. Adjacent to the Kennet and Avon Canal and SSSI.
NEW076 17-21 and land to the rear of 22-24 Bartholomew Street	Developable	Yes	Site has planning permission and is within the settlement boundary.
NEW077 18-22 Rockingham Road	Developable	Yes	Site has planning permission (completed April 2014) and is within the settlement boundary.
NEW081 Guildgate House, Pelican Land	Developable	Yes	Site has planning permission and is within the settlement boundary.
NEW082 Sterling Industrial Estate, Kings Road	Potentially developable	Yes	Site is within the settlement boundary and a protected employment area. Site has planning permission.
NEW083 49-65 Enborne Road	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
NEW084 Hillview House, West Street	Deliverable	Yes	Site has planning permission and is within the settlement boundary. Within Flood Zone 3.
NEW085 Bankside House, West Mills	Deliverable	Yes	Site has planning permission (completed) and is within the settlement boundary.
NEW087 Hutton Close	Developable	Yes	Site is within the settlement boundary.
NEW090 Plot 2, Bell Hill	Not currently developable	Yes	Site is within a Registered Battlefield.
NEW091 / NEW092 Land at Wash Water (The Chase Phases 1 & 2)	Not currently developable	No	Significant land ownership issues make the site undeliverable.
NEW093 Swan House, Northcroft Lane	Not currently developable	Yes	Site is within Flood Zone 3 and the settlement boundary.
NEW094 Rothwell House, Pembroke Road	Deliverable	Yes	Site has planning permission and is within the settlement boundary. Within Flood Zone 3.
NEW095 The Quadrant, Pembroke Road	Deliverable	Yes	Site has planning permission and is within the settlement boundary. Within Flood Zone 3.

NEW096 Land off Stoney Lane, Stoney Copse, Cold Ash	Not currently developable	No	Poor relationship to settlement, not adjacent to the settlement boundary. Rural nature of site and impact on rural character and settlement character.
NEW097 Land adjacent to Hill View, Wash Water	Not currently developable	No	Poor relationship to settlement, not adjacent to the Newbury settlement boundary. Rural location and impact on the identity of Wash Water.
NEW098 Trinity School, Love Lane, Shaw	Deliverable	Yes	Site previously had s planning permission. Revised planning application pending consideration.
NEW100 Wash Common Farm, Enborne Street	Not currently developable	Yes	Site is within a Registered Battlefield.
NEW101 24-26 The Broadway and 4 Oxford Street	Deliverable	Yes	Site has planning permission and is located within the settlement boundary.
NEW102 Travis Perkins, Mill Lane	Deliverable	Yes	Site has planning permission and is located within a protected employment area within the settlement boundary.
NEW103 Sanfoin, Sanfoin Cottage, Garden Close Lane	Potentially developable	Yes	Site has potential for less than 5 dwellings making it too small for allocation. Site to be included within the settlement boundary.
NEW104 Land at Warren Raod	Potentially developable	Yes	Site has potential for less than 5 dwellings making it too small for allocation. Site to be included within the settlement boundary.
NEW107 Units 1-22 River Park Industrial Estate, Ampere Road	Potentially developable	Yes	Majority of the site is within Flood Zone 3. Site is within a protected employment area and the settlement boundary.
NEW109 Newbury Business Park	Potentially developable	Yes	Site is partly within Flood Zone 3. Site is within a protected employment area and the settlement boundary.
NEW111 Northcroft and Avonbank House, West Street	Deliverable	Yes	Site has planning permission and is within the settlement boundary. Majority of the site is within Flood Zone 3.
NEW112 Rear of 24 Bartholomew Street	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
NEW113 1-3 Mansion House Street	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
NEW114 Phoenic House, Bartholomew Street	Deliverable	Yes	Site is within the settlement boundary. Planning application is pending condition.
NEW115 3 & 9 London Road	Deliverable	Yes	Site is within the settlement boundary. Planning application is pending consideration.
NEW116 Land to the rear of 1-15 The Broadway	Developable	Yes	Site is within the settlement boundary.
NEW117 Himley Londge, 39 St Johns Road	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
NEW118 201 Newtown Road	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
NEW119 Phoenix Court, Newtown Road	Deliverable	Yes	Site is within the settlement boundary.
NEW120 Land at Ampere Road	Potentially developable	Yes	Part of the site is within Flood Zone 3. The site is within a protected employment area and the settlement boundary.

NEW121 Land at Donnington Valley Golf Course, Donnington	Not currently developable	Yes	Poor relationship to Newbury. Impact on Donnington. Site would need to be considered as a strategic site due to the development potential.
NEW121A Land south of Donnington Valley Golf Course, Donnington	Not currently developable	No	Poor relationship to Newbury. Impact on Donnington.
NEW122 Land at Nothing Hill, Wantage Road	Not currently developable	No	Poor relationship to Newbury. Impact on Donnington.
Pangbourne			
PAN005 22-32 Purley Way	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
PAN006 Rear of Meadow Lane House, Meadow Lane	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
PAN008 Pages Garden, Reading Road	Developable	Yes	Site is within the settlement boundary.
PAN009 Burfield, Pangbourne Hill	Not currently developable	Yes	Poor relationship to settlement. Adverse impact on the character of the AONB. Development on this site would fail to conserve and enhance the special qualities and natural beauty of the AONB.
PAN010 Land off Bere Court Road, Centenary Field	Not currently developable	No	Poor relationship to the settlement, not adjacent to the settlement boundary.
PAN011 Pangbourne College Boat House, Station Road	Not currently developable	Yes	Site is within Flood Zone 3. Site has potential for less than 5 dwellings making it too small for allocation
Thattham			
THA004 Rainsford Farm, Crookham Hill	Not currently developable	Yes	Site is within Flood Zone 3.
THA004A Rainsford Farm, Crookham Hill	Deliverable	Yes	Site has planning permission. Site is within Flood Zone 3.
THA006 Lower Way	Not currently developable	Yes	Partly within Flood Zone 3. Poor relationship to the existing settlement pattern.
THA009 Land at Tull Way/ Henwick Lane	Potentially developable	Yes	Site is within the settlement boundary.
THA010 Hillview Farm, Ashmore Green Road, Cold Ash	Not currently developable	No	Poor relationship to settlement, not adjacent to Thattham settlement boundary.
THA013 20-26 Chapel Street	Deliverable	Yes	Site is within the settlement boundary.
THA016 Land to the north of Ashmore Green, Ashmore Green	Not currently developable	No	Poor relationship to settlement, not adjacent to Thattham settlement boundary. .
THA021 131, 133, 137, 139, 141 Bath Road	Deliverable	Yes	Part of the site has planning permission. The site is within the settlement boundary.
THA023 Thattham Garden Centre, Bath Road	Potentially developable	Yes	Site is within the settlement boundary.

THA026 Land at Colthrop Cottages	Not currently developable	Yes	Site is within Flood Zone 3.
THA029 Former depot at Pound Lane	Deliverable	Yes	Site is within the settlement boundary.
THA030 Dunston Fields North, Harts Hill Road	Not currently developable	No	Poor relationship to settlement, not adjacent to settlement boundary.
THA031 1 The Broadway	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
THA032 77-79 Bath Road	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
THA033 99 Station Road and Land at Hewdens	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
THA034 1-8 Clearwater Place, Lower Way	Developable	Yes	Site is within the settlement boundary.
THA035 Kingsland Centre, The Broadway	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
THA036 Taceham House, The Haywards	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
Theale			
THE004 Land to the south of the High Street	Potentially developable	Yes	Site is within the settlement boundary.
THE006 Trafalgar Court, Play Platt	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
THE007 Land at Theale Boating Lake, Station Road	Not currently developable	Yes	Poor relationship to the settlement, not adjacent to the settlement boundary. Part of the site is within Flood Zone 3.
THE011 Lakeside	Deliverable	Yes	Site has planning permission (implemented but construction of dwellings has not started).
THE012 22-24 High Street	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
Woolhampton			
<u>WOOL002</u> <u>Station Yard</u>	<u>Potentially developable</u>	<u>Yes</u>	<u>Site has potential for less than 5 dwellings making it too small for allocation. Site to be included within the settlement boundary.</u>
WOOL004 Bath Road adjoining Watermill Court	Not currently developable	Yes	Site is within Flood Zone 3.

Gypsy, Traveller and Travelling Showpeople		
Site	Automatic exclusion through site selection process?	Reason
<u>GTTS1</u> <u>Land to the north west of Furze Hill, Hermitage</u>	<u>Yes</u>	<u>Landscape Assessment indicates the site would not be suitable for development</u>

GTTS4 Land to the ear of Paices Hill	Yes	Development would extend the existing Paices Hill site beyond an acceptable scale.
GTTS6A Clappers Farm (north site) – Land opposite Lambswood Industrial Estate	Yes	Site is no longer available
GTTS8 Stable View, Oare	Yes	Two previous appeals on the site were dismissed on landscape grounds.

List of sites taken forward in to the SA process

[Housing Sites](#)

Bradfield Southend	
BRS003	Land to the north of South End Road
BRS004	Land off Stretton Close
BRS005	Land at Crackwillow, Cock Lane
BRS006	Land at Ash Grove
Burghfield Common	
BUR002	Land to the rear of The Hollies Nursing Home, Reading Road
BUR002A	Land adjacent to Primrose Croft, Reading Road
BUR004	Land opposite 44 Lamden Way
BUR005	Land between Reading Road and Gully Copse
BUR006	Land adjacent to Bolt Hole, Hollybush Lane
BUR007	Land at Firlands
BUR008	Land adjoining Man's Hill
BUR011	Benhams Farm, Hollybush Lane
BUR015	Land adjacent Pondhouse Farm, Clay Hill Road
Chieveley	
CHI001	The Colt House, Green Lane
CHI007	Land north of Manor Lane
CHI010	Land adjacent to Coombe Cottage, High Street
CHI017	The Old Stables, Green Lane
Cold Ash	
COL002	Land at Poplar Farm
COL004	Liss, Cold Ash Hill
COL006	St Gabriel's Farm
COL011	Land at Cold Ash Hill
Compton	
COM001	Land to the east of Yew Tree Stables
COM004	Pirbright Institute, High Street
COM010	Land to the west of Churn Road
COM011	Land to the north of Ilsley Road
COM012	The Paddocks east of Roden House, Wallingford Road
Eastern Urban Area	
EUA007	Turnhams Farm, Pincents Lane, Tilehurst
EUA008	Stonehams Farm, Tilehurst
EUA025	Land adjacent to Junction 12 of the M4, Bath Road, Calcot

EUA026	Land adjacent to Bath Road and Dorking Way, Calcot
EUA031	Land to the east of Sulham Hill
EUA032	Land to the east of Sulham Hill between Barefoot Copse and Cornwell Copse
EUA033	Land to the east of Long Lane and south of Blackthorn Close
EUA035	72 Purley Rise, Purley-on-Thames
Great Shefford	
GSH001	Land west of Spring Meadows
Hermitage	
HER001	Land off Charlotte Close
HER004	Land to the south east of The Old Farm House
HER009	North of Primary School, Hampstead Norreys Road
HER011	Land north of Manor Lane
HER016	Land at Hampstead Norreys Road
Hungerford	
HUN001	Rear of Westbrook Farmhouse, Smitham Bridge Road
HUN003	Hungerford Veterinary Centre, Bath Road
HUN005	Folly Dog Leg Field
HUN006	Land at Eddington
HUN007	Land east of Salisbury Road
HUN015	Land at Bath Road, Eddington
HUN020	Hungerford Garden Centre, Bath Road
HUN021	Five Bar and Grill/The Lamb, Charnham Street
HUN022	Land to the west of Salisbury Road
HUN028	Land south of Chilton Way
Kintbury	
KIN004	Kintbury Park Farm, Irish Hill Road
KIN006	Land to the east of Layland Green
KIN007	Land to the east of Layland Green
KIN008	Land to the east of Layland Green and south of Holt Road
KIN009	Land to the east of Layland Green
KIN011	Land adjoining The Haven
KIN015	Land to the east of Layland Green
KIN016	Land at Deane, Inkpen Road
Lambourn	
LAM002A	Land at Meridian House and Stud, Greenways
LAM005	Land adjoining Lynch Lane
LAM007	Land between Folly Road, Rockfel Road/ Bridleways and Stork House Drive
LAM009	Land east of Hungerford Hill
LAM013	Windsor House Paddocks
LAM015	Land at Newbury Road
Mortimer	
MOR001	Land at Kiln Lane
MOR005	Land adjoining West End Road
MOR006	Land to the south of St John's Church of England School, Victoria Road
MOR008	Land at north east corner of Spring Lane
Newbury	
NEW001	Land at Long Lane, Newbury
NEW008	Land adjoining Mencap Respite Centre, Pinchington Lane
NEW010	Land at Long Lane, Shaw
NEW011	Land adjacent to Oxford Road
NEW012	Land north of Newbury College, Monks Lane

NEW019	Land at Sandpit Hill / Andover Road
NEW031 A&B	Land at Shaw, west and east of the A339
NEW032	The Bungalow, Shaw Farm Road
NEW040	Land south of Kimbers Drive, Speen
NEW042	Land at Bath Road, Speen
NEW045	Coley Farm, Stoney Lane, Ashmore Green
NEW047B	South east Newbury (site 2) land north of Draytons View
NEW047C	South east Newbury (site 3) land to the east of Greenham Road
NEW047D	South east Newbury (site 4) land to the north of Haysoms Drive
NEW051	Foxglove House, Love Land, Donnington
NEW054	The Vicarage, Greyberry Copse Road
NEW103	Sanfoin, Sanfoin Cottage, Garden Close Lane
NEW104	Land at Warren Road
NEW105	Land at Yates Copse
NEW106	Land at Moor Lane Depot, Hill Road, Moor Lane, Speen
NEW108	Land at Wildwoods, Kendrick Road, Wash Common
NEW110	London Road Industrial Estate
Pangbourne	
PAN001	Land at Green Lane
PAN002	Land north of Pangbourne Hill and west of River View Road
Thatcham	
THA006	Lower Way
THA007	Land at Hart's Hill
THA008	Land at Siege Cross Farm
THA011	Land to the north of Bowling Green Road
THA014	Land at Regency Park Hotel, Tull Way
THA019	Land at Little Copse, off Cold Ash Hill and Lawrence Lane
THA024	Land at Harts Hill Farm
THA025	Land at Lower Way
THA027	The Creek, Heath Lane
THA028	Land north of Floral Way and east of Harts Hill Road
Theale	
THE001	Former Sewage Works
THE002	Whiteheart Meadow
THE003	North Lakeside, The Green
THE005	Land at Junction 12
THE009	Field between A340 and The Green
Woolhampton	
WOOL001	Land north of Bath Road
WOOL002	Station Yard
WOOL003	Land adjoining Woolhampton Allotments, Bath Road
WOOL005	Land adjacent to Victoria Park, Bath Road
WOOL006	Land to the north of A4

Gypsy, Traveller and Travelling Showpeople Sites	
GTTS3	Benhams Farm, Burghfield Common
GTTS2	Longcopse Farm, Enborne
GTTS5	New stocks Farm, Paices Hill, Aldermaston
GTTS6B	Clappers Farm – corner of Bloomfield Hatch Lane and Cross Lane
GTTS7	Purley Rise, Purley on Thames
GTTS9	Padworth Farm, Rag Hill, Aldermaston

Appendix 8
SA/SEA tables for the
Approach options tested

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Key: Effects of option on SA objectives

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

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

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Summary

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

Summary of effects:

Effect: Predominantly positive

Likelihood: High.

Scale: District Wide

Duration: Permanent

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

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Key: Effects of option on SA objectives

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

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

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Summary

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

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

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

Duration: Permanent

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

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Key: Effects of option on SA objectives

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

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

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Summary

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

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: District Wide – initial focus on settlement hierarchy settlements

Duration: Permanent

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

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

Option Four: Prepare new Local Plan following SHMA

Key: Effects of option on SA objectives

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

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

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Summary

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

Summary of effects:

Effect: Predominantly positive

Likelihood: High

Scale: District Wide

Duration: Permanent

Timing: Long Term

Appendix 9A

Newbury and Thatcham (inc. Cold Ash)

Newbury Site Assessments

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW001	Site Address:	Land at Long Lane, Newbury
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Development Potential:	1402 dwellings (4.72ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Ground water and surface water flood risk. Evidence of flooding Jan/Feb 2014. - Distance from play facilities for children - Electricity pylons cross the site - Potential second battle of Newbury site.
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Site Assessment

Parish Council consultation response:	<p>The parish councils felt that this site needed to be considered as one site with NEW010. The site is within the 2nd battle of Newbury site (although this is not a registered Battlefield). Potential for traffic issues along the B4009 and Love Lane. Flooding is also an issue. The local schools are full. Concerned about the potential to impact on the character of Shaw-cum-Donnington. The site is adjacent to Shaw cemetery which has about 25 years worth of space left, the site could be an extension to the cemetery. Flooding takes place from the site into Shaw Cemetery and Cromwell Road. Significant levels of flooding occurred during Jan/Feb 2014.</p> <p>At preferred options the Parish Council did not comment on this site.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	Although the site is possibly within the 2 nd battle of Newbury site.
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	Site is an appropriate size for the settlement
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Evidence of significant flooding during Jan/Feb 2014.
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	There are a number of public transport options in Newbury, including bus and train. Hourly buses pass near to the site.
	Footways/Pavements	Y	There are footpaths throughout Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Site is in an area of Low landscape sensitivity
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	A	A right of way passes to the south and east of the

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
		site	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	U	Site is quite well related to the existing settlement although separated from the settlement by the cemetery.
	Incompatible adjacent land uses	N	Site is adjacent to a cemetery.
Heritage impact	Archaeology	Y	Possibly lies within the 2 nd battle of Newbury battlefield. Finds in the local area indicate further potential. Further investigation required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Over head cables / underground pipes	Y	Electricity pylons run through the site.
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Source Protection Zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
Relationship to / in combination effects of other sites	List of neighbouring sites: NEW010, NEW063		The site promoter has suggested that the site could be developed in conjunction with NEW010.
Other (anything else to be considered)	None		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW001	Site Address:	Land at Long Lane, Newbury	Development Potential:	1402 dwellings (4.72ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local services and facilities, as well as open countryside.		The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	?	The site is close to facilities at Trinity School, some of which are open to the public.		
	Will it protect and enhance green infrastructure across the district?	0	ROW passes east of the site and the site is close to local amenity space.	The right of way would need to be preserved	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Newbury. There are a number of public transport options, including a bus route past the site and Newbury station is approximately 2.5km from the site. There are a number of opportunities for walking and cycling to local services and facilities.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and	?	Additional traffic could result in road safety concerns, but any		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	improve safety?		development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact on biodiversity or geodiversity		The site is open and rural in nature, therefore development could have a negative impact on this element of environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is in open countryside, adjacent to cemetery. The site is within an area of low landscape sensitivity.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development on this site would change the approach to Newbury as the site is not adjacent to existing residential development.		The site is close to local heritage and cultural facilities within Newbury, and is likely to be within the 2 nd battle of Newbury site. Development could have an impact on the character of the built environment in this area. It is unlikely that overall development of this site would have a significant impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	-	The site is likely to be within the 2 nd battle of Newbury site.	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	?	The site is adjacent to the B4009. There is potential for the part of the site adjacent to the road to experience issues with air quality.	Mitigation would need to be provided as part of any proposed scheme on the site	The location of the site on the B4009 could lead to air quality and noise pollution issues on the site, especially on any development adjacent to the road. Therefore, there is potential for a negative impact on social sustainability if appropriate mitigation was not included.
	Will there be an impact noise levels?	?	The site is adjacent to the B4009. There is potential for the part of the site adjacent to the road to experience issues of noise.	Mitigation would need to be provided as part of any proposed scheme on the site	
	Will there be an impact on soil quality?	-	Loss of grade 2 agricultural land		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield site		The site could have a negative impact on environmental sustainability as it is a Greenfield site.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	- -	Site is within an area of groundwater and surface water flood risk. The site flooded in Jan/Feb 2014, leading to flooding of the cemetery and properties to the south of the site.	An FRA would be required. Significant mitigation, including SUDs and flood retention measures, would need to be provided.	The flood risk on the site means that there will be a negative impact on all aspects of sustainability. It is unlikely that mitigation measures would be able to completely mitigate the impact of flooding.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Flood risk gives a significant negative impact on sustainability on this site. While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative impacts on sustainability from development on this site. Development would change the character of the landscape and built environment as development is not adjacent to existing residential development. Development would also lead to the loss of grade 2 agricultural land, which would have a negative impact on environmental sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW001	Site Address:	Land at Long Lane, Newbury	Development Potential:	1402 dwellings (4.72ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

The site is at significant risk from surface water flooding, with a history of flooding impacting on the adjacent road, cemetery and properties to the south.

Discussion:

Site Description:

The site is located to the north of Newbury, to the north of Shaw cemetery. The cemetery means that the site is not physically adjacent to existing development although it is adjacent to the settlement boundary. There is good access into Newbury and the local service and facilities it provides, and good access to the countryside.

A right of way passes along the southern and eastern boundaries of the site. This would need to be protected should development take place.

Landscape:

The site is in area of low landscape sensitivity.

Development would lead to the loss of grade 2 agricultural land

Flood Risk:

The site is in FZ1, within an area at risk from surface and groundwater flooding. There is a history of flooding on the site and on land to the north, with flood water travelling through the site flooding the cemetery and properties to the south. [Significant local flooding of this nature occurred in Jan/Feb 2014.](#)

Highways /Transport:

No comments have been received ~~made~~ on this site. The site is close to Newbury with a number of public transport options. An hourly bus service passes near to the site.

Ecology:

No known ecological issues.

Archaeology:

The site possibly lies within the 2nd Battle of Newbury site. [Other finds in the local area suggest there is potential on the site.](#) ~~There is high potential for archaeology on the site.~~ Further [investigation](#) information would be required.

Education:

~~The local primary school is at capacity and other primary schools within Newbury are close to or at capacity.~~ [Consultation with the Local Education Authority has confirmed that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site.](#)

No comments made about secondary school provision.

Environmental Health:

No known air quality, noise or contamination issues. The proximity to the B4009 means that air and noise surveys should be carried out.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

Site Selection – Site Commentary

No specific comments on this site. The site is within SPZ3. [Although the EA have not raised any objections to development within SPZs, care would need to be taken to ensure no opportunities for contamination of groundwater occurred.](#)

Thames Water:

TW not consulted on this site

Parish Council:

The Parish Council feel that this site should be considered alongside NEW010. There are concerns relating to traffic and school places should the site be developed. Flooding is also a major concern with this site.

[At preferred options the Parish Council did not comment on this site.](#)

Preferred Options Consultation key issues:

- [Support for rejection of the site](#)
- [Flood risk](#)
- [Traffic impact](#)

[Possible area of 2nd battle of Newbury](#)

[For full consultation responses and Council response please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA highlights that flooding would have a significant negative impact on sustainability. While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative impacts on sustainability from development on this site. Development would change the character of the landscape and built environment as development is not adjacent to existing residential development. Development would also lead to the loss of grade 2 agricultural land, which would have a negative impact on environmental sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is proposed for 183 dwellings, including affordable housing [and could be developed alongside NEW010.](#)

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW007	Site Address:	Unit D Mandarin Court, Hambridge Road, Newbury
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Development Potential:	153 dwellings (0.21ha at 60dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Within settlement boundary
- Protected employment area

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW008	Site Address:	Land adjoining Mencap Respite Centre, Pinchington Lane, Newbury
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Development Potential:	<5_4-dwellings	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Surface water floor risk - Deep water storage on site - Potential for contaminated land - Area of medium/high landscape sensitivity - Less than 5 dwellings - Great Crested Newts breeding pond on majority of the site
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Site Assessment

Parish Council consultation response:	Parish Town eCouncil agreed that this site would be a good location for development. At preferred options the Town Council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N-Y	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Area	N	
AWE consultation Zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	U	Site is used for deep water storage.
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	Y	Site was previously used as a landfill site. Waste material deposited in such as way that contamination and remediation may be a significant issue.
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	There are a number of public transport options available in Newbury. Two buses pass the site an hour.
	Footways/Pavements	Y	There are pavements throughout Newbury
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Y	Site is in Medium / High area of landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space, although development of the site would reduce the local amenity space available to the local community.
	Rights of Way affected	N	

Site Selection – Site Assessment

	Play areas nearby	Y	
Ecology / Environmental / Geological	Protected species	Y	Great Crested Newts breeding pond on the site
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BQA)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Compatibility with neighbouring land uses (eg. noise / pollution generation)	Y	
Heritage impact	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility services	Over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage infrastructure concerns
	Wastewater	Y	TW do not envisage infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2. Site is a former landfill site. Investigation of pollution risk to groundwater required.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Site is a former landfill site (waste deposited post mineral extraction).
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: NEW047(D)		
Other (anything else to be considered)			

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW009	Site Address:	Enborne Gate Farm, Enborne Road, Newbury
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Development Potential:	8 10 dwellings (0.27ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Registered battlefield

Site Assessment

Parish Council consultation response:	Parish council did not specifically comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	Y	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Within registered Battlefield
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW010	Site Address:	Land at Long Lane, Shaw
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Development Potential:	85 dwellings (2.82ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Ground and surface water flood risk. Evidence of flooding Jan/Feb 2014.
- Distance from play facilities for children
- Potential second battle of Newbury site
- Oil pipeline runs through the site

Site Assessment

Parish Council consultation response:	<p>The parish councils felt that this site needed to be considered as one site with NEW010. The site is within the 2nd battle of Newbury site (although this is not a registered Battlefield). Potential for traffic issues along the B4009 and Love Lane. Flooding is also an issue. The local schools are full. Concerned about the potential to impact on the character of Shaw-cum-Donnington.</p> <p>Flooding takes place from the site into Shaw Cemetery and Cromwell Road. Significant levels of flooding occurred during Jan/Feb 2014, development on this site could exacerbate this.</p> <p>At preferred options the Parish Council raised concern regarding the amount of potential development in the parish if this site and NEW031 was to be developed, and the negative impact this would have on the identity of the parish. There is also concern regarding the traffic impact on Love Lane and concern regarding flooding in the area.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	The site is within the 2 nd battle of Newbury site.
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation Zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone. Evidence of significant flooding during Jan/Feb 2014.
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	There are a number of public transport options in Newbury, including bus and train. Hourly buses pass near to the site.
	Footways/Pavements	Y	There are footpaths throughout Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Site is in a low area of landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field /	Y	Site is close to local amenity space

Site Selection – Site Assessment

	Amenity Space nearby		
	Rights of Way affected	A	ROW runs along the western boundary of the site.
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (e.g. BOA)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to existing settlement
	Incompatible adjacent land uses	Y	
Heritage	Archaeology	Y	Possibly lies within the 2 nd battle of Newbury battlefield. Finds in the local area indicate further potential. Further investigation required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility services	Over head cables / underground pipes	Y	Oil pipeline runs through the site
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ3. Major Aquifer, high risk to groundwater.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: NEW001		The site promoter has suggested development could take place in conjunction with NEW001.
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW010	Site Address:	Land at Long Lane, Newbury	Development Potential:	85 dwellings (2.8ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local services and facilities, as well as open countryside.		The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	?	The site is close to facilities at Trinity School, some of which are open to the public.		
	Will it protect and enhance green infrastructure across the district?	0	ROW passes east of the site and the site is close to local amenity space.	Right of way would need to be retained or diverted.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education and other services and facilities within Newbury, as well as giving easy access to the strategic road network and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Newbury. There are a number of public transport options, including a bus route pass the site and Newbury station is approximately 2.5km from the site. There are a number of opportunities for walking and cycling to local services and facilities.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and	?	Additional traffic could result in road safety concerns, but any		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	improve safety?		development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact on biodiversity or geodiversity		The site is open and rural in nature; therefore development could have a negative impact on this element of environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Open countryside, adjacent to cemetery. The site is within an area of low landscape sensitivity		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?	Development on this site would change the approach to Newbury as this area is outside the built area of Newbury		The site is close to local heritage and cultural facilities within Newbury, and is likely to be within the 2 nd battle of Newbury site. Development could have an impact on the character of the built environment in this area. It is unlikely that overall development of this site would have a significant impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	-	The site is likely to be within the 2 nd battle of Newbury site.	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	?	The site is adjacent to the B4009. There is potential for the part of the site adjacent to the road to experience issues with air quality.	Air quality surveys would need to be carried out to assess any potential impacts	The location of the site on the B4009 could lead to air quality and noise pollution issues on the site, especially on any development adjacent to the road. Therefore, there is potential for a negative impact on social sustainability if appropriate mitigation was not included.
	Will the site be at risk from, or impact on, noise levels?	?	The site is adjacent to the B4009. There is potential for the part of the site adjacent to the road to experience issues of noise.	Noise surveys would need to be carried out to assess any potential impacts	
	Will there be an impact on soil quality?	-	Loss of grade 2 agricultural land		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield site		The site could have a negative impact on environmental sustainability as it is a Greenfield site.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	--	Site is within an area of groundwater and surface water flood risk. The site flooded in Jan/Feb 2014, leading to flooding of NEW001, the cemetery and properties to the south of the NEW001.	An FRA would be required Mitigation including SUDs would need to be provided.	The flood risk on the site means that there will be a negative impact on all aspects of sustainability. It is unlikely that mitigation measures would be able to completely mitigate the impact of flooding.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Flood risk gives a significant negative impact on sustainability on this site. While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative impacts on sustainability from development on this site. Development would change the character of the landscape and built environment as development would extend into the rural approach to Newbury. Development would also lead to the loss of grade 2 agricultural land, which would have a negative impact on environmental sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral / Uncertain

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW010	Site Address:	Land at Long Lane, Newbury	Development Potential:	85 dwellings (2.8ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

There is a significant risk of and history of flooding on the site, impacting on the road, NEW001 and properties to the south of NEW001.

Discussion:

Site Description:

The site is located to the north of Newbury, to the west of Shaw Cemetery. There is good access into Newbury and the local services and facilities it provides. There is good access to the countryside.

A right of way passes along the western boundary of the site and would need to be preserved should the site be developed.

Landscape:

The site is in an area of low landscape sensitivity.

Development would lead to the loss of grade 2 agricultural land.

Flood Risk:

The site is in FZ1, within an area at risk from surface and groundwater flooding. There is a history of flooding on the site and on land to the east, with flood water travelling through the site, across the road into NEW001, flooding the cemetery and properties to the south. An FRA would be required, with SUDs provided.

[The site promoter is suggesting that additional land to the north of the site could be made available to assist with incorporating flood alleviation measures into the design of the development.](#)

Highways /Transport:

No comments have been received on this site. The site is close to Newbury with a number of public transport options. An hourly bus service passes near to the site.

Ecology:

No known ecological issues

Archaeology:

The site possibly lies within the 2nd Battle of Newbury site. [Other finds in the local area indicate there is archaeological potential on the site.](#) ~~There is high potential for archaeology on the site.~~ Further information [investigation](#) would be required.

Education:

~~The local primary school is at capacity and other primary schools within Newbury are close to or at capacity.~~ [Consultation with the Local Education Authority has confirmed that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site.](#) No comments made about secondary school provision.

Environmental Health:

No known air quality, noise or contamination issues. The proximity to the B4009 means that air and noise surveys should be carried out.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

Site is not within an AWE consultation zone

Site Selection – Site Commentary

Environment Agency:

No specific comments on this site. The site is within SPZ3. ~~there is a high risk of contamination to groundwater from development of this site.~~ [Although the EA has not raised any objections to development within SPZs, a case would need to be taken to ensure no opportunities for contamination of groundwater occurred.](#)

Thames Water:

TW not consulted on this site.

Parish Council:

The Parish Council feel that this site should be considered alongside NEW010. There are concerns relating to traffic and school places should the site be developed. Flooding is also a major concern. [At preferred options the Parish Council raised concern regarding the amount of potential development in the parish if this site and NEW031 was to be developed, and the negative impact this would have on the identity of the parish. There is also concern regarding the traffic impact on Love Lane and concern regarding flooding in the area.](#)

Preferred Options Consultation Key Issues:

- [Support for rejection of the site](#)
- [Flood risk](#)
- [Possible area of 2nd battle of Newbury](#)

[Detailed comments received from the site promoter objecting to the rejection of the site for allocation.](#)

[For full consultation responses and the Council response please see the Statement of Consultation](#)

SA/SEA:

The SA/SEA highlights that flooding would have a significant negative impact on sustainability. While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative impacts on sustainability from development on this site. Development would change the character of the landscape and built environment. Development would also lead to the loss of grade 2 agricultural land, which would have a negative impact on environmental sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is proposed for 127 dwellings, including affordable housing. [The site promoter has suggested additional land to the north of the site could be incorporated into the site to allow for flood alleviation works to take place.](#)

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW011	Site Address:	Land adjacent to Oxford Road, Newbury
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Development Potential:	253 dwellings (0.75ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Flood risk (adjacent to FZ3, in FZ2)
- Ground and surface water flood risk. Evidence that the site was flooded during Jan/Feb 2014.
- Local Wildlife site

Site Assessment

Parish Council consultation response:	Parish Town eCouncil indicated the site suffered from flooding in Jun/Feb 2014. At preferred options the Town Council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	Adjacent to River Lambourn. Part of the northern and eastern area of the site is within Flood Zone 3 (approx 65% of site).
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	A	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within Settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	Approx 30% of site. Majority of the site is in Flood Zone 2.
	Groundwater flood risk	Y	Site was flooded during Jan/Feb 2014.
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	There are a number of public transport options in Newbury. An hourly bus service passes near to the site.
	Footways/Pavements	Y	There are pavements throughout Newbury
Landscape	Located in AONB	N	
	Located in an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Site is in an area of medium landscape sensitivity.
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to playing fields
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	U	Extended phase 1 habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	A	

Site Selection – Site Assessment

	Local Wildlife Site	Y	Extended Phase 1 Habitat survey required to show why LWS can be destroyed.
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within a BOA.
Relationship to surrounding area	Relationship to settlement	U	Site is quite well related to the existing settlement.
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	A	Site is adjacent to the site of the second battle of Newbury battlefield.
	Conservation area	A	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2. Major aquifer, high risk to groundwater.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> N/A		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW011	Site Address:	Land adjacent to Oxford Road, Newbury	Development Potential:	253 dwellings (0.75ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to open countryside and a number of services and facilities that could support and encourage healthy, active lifestyles		The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close sports facilities at Trinity school which are available to the public.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Newbury. There are a number of public transport options within the town centre. Newbury station is approximately 2km from the site. There are a number of opportunities for walking and cycling to local services and facilities within Newbury.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of	?	Additional traffic could result in road		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	road traffic accidents and improve safety?		safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is within a BOA and LWS and adjacent to trees with TPOs. The site is also adjacent to SAC and SSSI. The site is very sensitive in terms of biodiversity.	An extended Phase 1 Habitat survey would be required to show why the LWS designation can be removed.	It is likely that this site would have a negative impact on environmental sustainability due to its location with a LWS and proximity to SSSI and SAC.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact on the landscape.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development of the site would impact on the integrity of Donnington.		The site is close to local heritage and cultural facilities within Newbury, and is likely to be within the 2 nd battle of Newbury site. Development could have an impact on the character of the built environment in this area. There is potential for this site to have a negative impact on environmental and social sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is likely to have been part of the 2 nd battle of Newbury site.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to Donnington Donnington Castle.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate	Will it reduce West Berkshire's contribution to	-	Development is likely to increase greenhouse gas emissions. The level	Mitigation could include Travel Plans to reduce car traffic and	Without appropriate mitigation development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change and ensure adaptation measures are in place to respond to climate change	greenhouse gas emissions?		of impact depends on the building materials used, construction methods, transport and design	compliance with policies within the core strategy.	would have a negative impact on environmental sustainability. Mitigation measures will reduce this impact and could lead to a neutral impact.
	Will the site be subject to / at risk from flooding	- -	About half of the site is within flood zone 3, with most of the site in flood zone 2. Evidence from the parish council indicates that the site flooded in Jan/Feb 2014.	Where there are other suitable sites for development in the area they would be considered before this site. An FRA and significant mitigation measures, including SUDs would need to be provided.	The flood risk on the site means that there will be a negative impact on all aspects of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Flood risk gives a significant negative impact on the sustainability of the site. While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative sustainability impacts from development on this site. The site is adjacent to a SSSI and SAC, while being within a LWS, making the site very sensitive in terms of biodiversity. Significant mitigation would be required to reduce this impact. Development of the site would have the potential to link Newbury and Donnington, impacting on the integrity of Donnington. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	NEW011	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW011	Site Address:	Land adjacent to Oxford Road, Newbury	Development Potential:	253 dwellings (0.75ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

There is a significant risk of and history of flooding on the site. The site is also sensitive in terms of ecology, within a Local Wildlife Site and adjacent to a SAC and SSSI.

In line with the NPPF, where there are other suitable sites with a lower risk of flooding these will be considered first.

Discussion:

Site Description:

The site is located to the north west of Newbury adjacent to the River Lambourn. The site is well related to existing residential development, with development on two sides.

Landscape:

The site is in an area of medium landscape sensitivity

Flood Risk:

The site is adjacent to the River Lambourn. There is a significant risk of flooding on the site, with 65% of the site in flood zone 3 and the majority of the site in flood zone 2 (an additional 30%), and at risk from surface and groundwater flooding. There is evidence that the site was flooded in Jan/Feb 2014. An FRA and appropriate [significant](#) flood mitigation would be required should the site be developed.

Highways /Transport:

No comments have been made on this site.

There are good public transport links close to the site, with a bus route passing close to the site and Newbury railway station in the Town Centre.

There are a good range of walking and cycling routes within Newbury itself.

Ecology:

The site is considered sensitive in terms of biodiversity as it is located within a Local Wildlife site and adjacent to the River Lambourn SAC and SSSI. ~~An extended phase 1 habitat survey would be required to show why the LWS can be destroyed.~~ [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

Archaeology:

No known archaeological issues

Education:

~~Local primary school provision is at capacity.~~ [Consultation with the Local Education Authority has confirmed that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site.](#) No comments have been made about secondary school provision.

Environmental Health:

No known air quality, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Site Selection – Site Commentary

Environment Agency:

Strong recommendation that the site is not allocated due to location within flood zone 3 and 2. The site is within SPZ2. ~~with a high risk to groundwater.~~ [Although the EA have not raised any objections to development within SPZs, case would need to be taken to ensure no opportunities for contamination of groundwater occurred.](#)

Thames Water:

TW not consulted on this site

Parish Council:

The ~~Parish~~ [Town](#) ~~Council~~ [Council](#) indicated that the site suffered from flooding during Jan/Feb 2014.

[At preferred options the Town Council did not comment on this site.](#)

Preferred Options Consultation Key Issues:

[No comments received on this site.](#)

SA/SEA:

The SA/SEA indicates a significant impact on sustainability from flooding. While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative sustainability impacts from development on this site. The site is adjacent to a SSSI and SAC, while being within a LWS, making the site very sensitive in terms of biodiversity. Significant mitigation would be required to reduce this impact. Development of the site would have the potential to link Newbury and Donnington, impacting on the integrity of Donnington. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is being promoted as a whole, for approximately 90 dwellings.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW012	Site Address:	Land north of Newbury College, Monks Lane
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Development Potential:	23 dwellings (0.78ha at 30dph) 15 dwellings	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:
- Greenfield

Site Assessment

Parish Council consultation response:	While the site in some ways is seen as an ideal location for development, it is seen as a green gateway into Newbury. The Town Council would like to see the site used as allotments or for community growing. Concern was raised over the cumulative impact of development on the road network and infrastructure providers. At preferred options the Town Council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N-U	The site is close to an Air Quality Management Area.
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access can be obtained onto Monks Lane via the existing roundabout.
	Highway network suitability	Y	Development is likely to generate approximately 138 daily vehicle movements including about 14 during the 08:00 to 09:00 AM peak. This level of additional traffic would be expected to have a limited impact on the highway network.
	Public Transport network	Y	There are a number of public transport options in Newbury including a railway station with links to Reading, London and the West. An hourly bus service passes the site, with other bus services passing near by.
	Footways/Pavements	Y	There are pavements throughout Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Medium landscape sensitivity
	Other		

Site Selection – Site Assessment

Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to a number of playing fields (including Newbury Rugby Club and several school facilities), recreation grounds and amenity space, although most public access facilities are more than 800m from the site
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children.
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Some evidence for Romano-British activity in the area. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concern over water supply. Detailed water supply strategy would be required. TW do not envisage infrastructure concerns
	Wastewater	Y	TW do not envisage infrastructure concerns.
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2
AWE consultation zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Site is partially underlain by gravel deposits. Policy 1 & 2 of the RMLP would need to be considered.
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: NEW030		The site is adjacent to the Sandleford Park allocated site.
Other (anything else to be considered)	Part of the originally submitted site was granted planning permission for a pub; therefore, the site area has been reduced to take this into account.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW012	Site Address:	Land north of Newbury College, Monks Lane, Newbury	Development Potential:	23 dwellings (0.78ha at 30dph) 15 dwellings
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is located close to local sports facilities, Greenham Common and local services and facilities that would support and encourage healthy, active lifestyles		The site is located close to open space facilities at Greenham Common and local services and facilities at Newbury Retail Park, meaning the site would contribute positively to social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Newbury College and Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI, although the site is close to Greenham Common		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is located on the college site, close to local services and facilities at Newbury Retail Park and the town centre		The site is close to all the services and facilities located within Newbury Town Centre, including public transport services. The site also has easy access to the A339 and A34 giving easy access to employment outside of Newbury. The site would contribute positively to economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	A regular bus services passes the site, with links to Newbury Railway station. There are walking and cycling routes into the town centre from the site.		The site's location close to Newbury Retail Park and other local service and facilities mean that walking and cycling are realistic options for potential future residents. Therefore development of the site would contribute positively
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					to environmental and social sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to impact on biodiversity and geodiversity		Development of the site is unlikely to an impact on any elements of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact on the character of the landscape		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact on the character of the built environment as the site is adjacent to Sandeford Park development area.		Development of the site is unlikely to impact on any elements of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets. Although there is evidence of RB activity on the site.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	?	The site is close to the A339. Traffic generated from the site is likely to use the A339 and pass through the area covered by the Air Quality Management Area.	Design would need to take into account the potential impact of the A339 on air quality. Travel planning techniques will be required to encourage residents to consider alternatives modes of travel to the private car.	Development of the site is unlikely to an impact on any elements of sustainability. The proximity of the site to the AQMA means that there could be a negative impact on environmental sustainability. Mitigation measures will help to reduce this impact.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land	+	The site is part of the college land and therefore previously developed		There will be a positive impact on sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and buildings?		land according to the definition in the NPPF.		
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	There is no risk of flooding on the site although it is adjacent to an area of surface water flood risk.	SUDs would need to be provided.	Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

There are no significant impacts from this site. The site is close to local services and facilities giving opportunities for walking, cycling and the use of public transport all of which will help to promote active healthy lifestyles. The location of the site close to the A339 means that the impact of air quality on the site would need to be considered. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
Site ID:	NEW012	Site Address:	Land north of Newbury College, Monks Lane	Development Potential:	23 dwellings (0.78ha at 30dph) 15 dwellings

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing settlement, close to local services and facilities with good links (walking, cycling and public transport) into Newbury town centre.

Discussion:

Site Description:

The site is located to the south of Newbury adjacent to the north eastern area of Sandleford Park and north of Newbury College. The site is close to local services and facilities, including the College and Newbury Retail Park, with good links into the town centre.

[The eastern part of the site has been granted planning permission for a pub, which is now complete; therefore, the development potential of the site has been reduced.](#)

Landscape:

The site is in an area of medium landscape sensitivity

Flood Risk:

Site is in Flood Zone 1. Adjacent to an area of surface water flood risk. SUDs would be required.

Highways /Transport:

Traffic generated from the site is considered to have a limited impact on the highway network.

The site is well placed for all modes of travel and many facilities.

Ecology:

No known ecology issues.

Archaeology:

Some evidence of [Romano-British](#) activity in the area. Further assessment required.

Education:

~~Local primary school provision is at capacity.~~ [Consultation with the Local Education Authority has confirmed that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site.](#) There is capacity at the local secondary school.

Environmental Health:

No known air quality, noise or contamination issues. The site is close to the A339, so an air quality survey would need to be carried out.

[The site is close to an Air Quality Management Area. It is likely that traffic generated from the site will pass through the AQMA. Mitigation measures, in the form of travel planning will be required to encourage residents to consider alternatives modes of travel to the private car.](#)

Minerals and Waste:

The site is partially underlain by gravel. Consideration of Policy 1 & 2 of the RMLP would be needed.

Land use planning consultation zone:

The site is not in an AWE consultation zone

Environment Agency:

No specific comments on this site. Site is in SPZ2.

Site Selection – Site Commentary

Thames Water:

~~Significant concern regarding Water Supply capability, specifically water resource. Current water supply network in this area is highly unlikely to be able to support the demand from this site. Significant water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.~~

~~A detailed water supply strategy would be required.~~

No [water supply or](#) wastewater infrastructure issues envisaged.

Parish Council:

The parish council noted that in some ways this site is seen as an ideal location for development, although it is a green gateway into Newbury. The [Newbury](#) Town Council would like to see allotments on the site. Concern was raised regarding the cumulative impact of development on the road network and infrastructure provider.

[At preferred options the Parish Council did not comment on this site.](#)

Preferred Options Consultation Key Issues:

- [Principle of development and impact on Greenham.](#)
- [Site should have a smaller quantum of development.](#)
- [Concern over the impact of local development.](#)
- [Highways and transport issues.](#)
- [Landscape and setting – changing character of the surrounding area.](#)
- [Ecology – impact on biodiversity and impact on the Greenham and Crookham Common SSSI.](#)
- [Some impact on the historic environment.](#)
- [Inadequate consultation.](#)

[For full consultation response and the Council's response please see the Statement of Consultation](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant impacts from this site. The site is close to local services and facilities giving opportunities for walking, cycling and the use of public transport all of which will help to promote active healthy lifestyles. The location of the site close to the A339 means that the impact of air quality on the site would need to be considered. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

~~The site is being promoted for 23 dwellings.~~ [The site area has been reduced to take into account the new pub built on part of the site. The site is now being promoted for 10 – 15 dwellings.](#)

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen / Newbury
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Site ID:	NEW018	Site Address:	Land at Bonemill Lane, Newbury
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Development Potential:	190 dwellings (6.36ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Registered Battlefield

Site Assessment

Parish Council consultation response:	Concern about noise from the railway and issues of access. A road linking to the A34 would be required in order to ensure the site is accessible. The Town Council would like to see the site as an extension to the existing allotments.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		A	Site is adjacent to flood zone 3.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	Y	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Within registered battlefield
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW019	Site Address:	Land at Sandpit Hill / Andover Road, Newbury
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Development Potential:	195 dwellings (6.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Flood risk (FZ2 and surface water flood risk) - Area of medium/high landscape sensitivity - Distance from key services and facilities - Distance from amenity space and play facilities.
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Site Assessment

Parish Council consultation response:	<p>Greenham Parish Council suggested that the site would be used to provide strategic access to Andover Road from Sandford Park (NEW030); this would also require land from NEW108. Newbury Town Council was concerned about the distance into the town centre, with impact on the views from the southern part of Sandford Park. Gradient and drainage of the site are also of concern.</p> <p>At preferred options the Town Council did not comment on this site.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		A	Adjacent to the River Enborne. 4% of site within FZ3- a small portion of the site falls within Flood Zone 3.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	5% of site in FZ2- A small portion of the site falls within Flood Zone 2.
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	There are potential access issues for the site
	Highway network suitability	N	No comments made on this site
	Public Transport network	U	There are a number of public transport options in the town centre itself, including a railway station. An intermittent bus service links the site into Newbury.
	Footways/Pavements	Y	There are pavements throughout Newbury. Although there is not a pavement on the site side of Andover Road, there is a pavement opposite the site.
Landscape	Located in AONB	N	
	Located with an area of High Landscape Sensitivity (from Core Strategy LSS)	Y	Site is in an area of medium / high landscape sensitivity

Site Selection – Site Assessment

	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	Site is some distance from local amenity space
	Rights of Way affected	N	
	Play areas nearby	N	Site is some distance from local play facilities for children.
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	U	Site is adjacent to a BOA, within an area designated as a UKBAP woodland and grassland
Relationship to surrounding area	Relationship to settlement	U	Site is some distance from the town centre
	Incompatible adjacent land uses		
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW108, NEW092, NEW091, NEW097		
Other (anything else to be considered)	None		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW019	Site Address:	Land at Sandpit Hill / Andover Road, Newbury	Development Potential:	195 dwellings (6.5ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	?	Site will be close to facilities provided at Sandford, but the site itself is unlikely to support and encourage healthy, active lifestyles.		Development of the site is unlikely to have an impact on any aspect of sustainability.
	Will it increase opportunities for access to sports facilities?	?	The site is approximately 2km from facilities at Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	?	The site is some distance from employment opportunities within the town centre. Other sites have better opportunities for access to employment.		Development of the site is unlikely to have an impact on any aspect of sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	?	An intermittent bus route passes the site. There are opportunities for walking and cycling, which could be improved through the development of Sandford.	Development at Sandford Park would be likely to improve opportunities for walking and cycling.	Development of the site is unlikely to have an impact on any aspect of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site is adjacent to a BOA, in an area designated as UKBAP Woodland and Grassland	Mitigation measures would need to be provided.	Development of the site could have a negative impact on biodiversity within the UKBAP woodland and grassland.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is in an area of medium / high landscape sensitivity.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site feels outside of Newbury's built up area. There would be an impact on the identity of Wash Water.		Development of the site is unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Development of the site is unlikely to have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Part of the site is within FZ2 and the whole site is within a surface water flood risk area.	An FRA and appropriate mitigation including SUDs would need to be provided.	The flood risk, especially on the southern part of the site could have an impact on all aspects of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant impacts on sustainability from the development of this site. The site is some distance from facilities within Newbury Town Centre, although there are local facilities within Wash Common. Opportunities for use of public transport are currently limited, although there is potential for improvements alongside the development at Sandford. Flooding is an issue on the southern part of the site, and could impact on sustainability without appropriate mitigation measures. The site is within an area designated as a UKBAP Woodland and Grassland and mitigation measures would need to be provided to limit the negative impact on environmental sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
Site ID:	NEW019	Site Address:	Land at Sandpit Hill / Andover Road, Newbury	Development Potential:	195 dwellings (6.5ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site is close to the strategic site allocation of Sandford Park, and therefore, it is considered that this part of Newbury should not have further development of this scale in the short to medium term.

The site is some distance from services and facilities within Newbury Town Centre, with limited public transport opportunities.

Discussion:

Site Description:

The site is located to the south of Newbury on the boundary with Hampshire. The site is some distance from facilities within the town centre, although there are a number of facilities within Wash Common, approximately 2km from the site.

Landscape:

The site is in an area of medium / high landscape sensitivity.

Flood Risk:

The southern part of the site is adjacent to the River Enborne. 4% of the site is within FZ3, with a further 5% in FZ2. 91% of the site is in FZ1. The site is also within an area at risk from surface water flooding. There is a history of flooding along the river in this area. Should development take place there should be an 8m buffer between the river bank and development.

An FRA and appropriate flood mitigation, including SUDs would need to be provided should development go ahead.

Highways /Transport:

No highways comments have been received for this site.

An intermittent bus service links the site to Newbury town centre where there are a wide range of public transport options.

Ecology:

The site is adjacent to a BOA and is designated as a UK BAP woodland and Grassland Habitat.

Archaeology:

No known archaeological issues

Education:

~~Local primary school provision is at capacity.~~ [Consultation with the Local Education Authority has confirmed that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site.](#)

No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No comments made on this site

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

Site Selection – Site Commentary

The EA have strongly recommended that this site is not allocated due to the proximity to the River Enborne and associated flood risk.

The site is in SPZ2.

Thames Water:

TW not consulted on this site

Parish Council:

The Parish and Town council had different views on this site. Greenham Parish Council suggested that the site, along with NEW108, could be used to provide strategic access to Andover Road from Sandleford Park. Newbury Town Council was concerned about the distance to the town centre and the impact on views from the southern part of Sandleford Park. Gradient and drainage issues were also raised.

[At preferred options the Town Council did not comment on this site.](#)

Preferred Options Consultation Key Issues:

[No comments made on this site](#)

SA/SEA:

There are no significant impacts on sustainability from the development of this site. Development would have a predominantly neutral impact on sustainability. The site is some distance from facilities within Newbury Town Centre, although there are local facilities within Wash Common. Opportunities for use of public transport are currently limited, although there is potential for improvements alongside the development at Sandleford. Flooding is an issue on the southern part of the site, and could impact on sustainability without appropriate mitigation measures. The site is within an area designated as a UKBAP Woodland and Grassland and mitigation measures would need to be provided to limit the negative impact on environmental sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is being promoted for a mix of dwellings types and sizes, including affordable housing.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Enborne
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Site ID:	NEW020	Site Address:	Land adjacent to Thames Water Reservoir, Newbury
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Development Potential:	10 dwellings (0.34ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Registered Battlefield

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Enborne
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Site ID:	NEW020B	Site Address:	Land adjacent to Enborne Lodge, Newbury
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Development Potential:	202 dwellings (0.72ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Registered Battlefield

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW021	Site Address:	Land to the rear of Russell Road, Newbury
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Development Potential:	156 dwellings (0.54ha at 30dph)	SHLAA Assessment:	Not Currently developable
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Summary of Site Assessment

Key Issues:

- Flood risk (FZ3). Evidence of flooding during Winter/Spring 2014
- Multiple ownership

Site Assessment

Parish Council consultation response:	Site was flooded during Jan./Feb 2014
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Flood Risk and history of flooding. Site flooded Dec 2013 – April/May 2014
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW023	Site Address:	Elizabeth House, West Street, Newbury
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Development Potential:	24 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Planning permission for 24 suite apart-hotel

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	12/00499 Approved
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW024	Site Address:	Land at St Johns Garage, Newbury
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Development Potential:	25-4 dwellings (0.4ha at 60dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Surface water flood risk
- Conservation area and listed building

Site Assessment

Parish Council consultation response:	General agreement that this site should be developed. It is previously developed land and within the settlement boundary.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW025	Site Address:	Land adjoining Faraday Road and Fleming Road
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Development Potential:	160 dwellings (planning permission)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Site has planning permission for a mixed use development.
 Site is also within flood zone 3, in which residential development is not considered appropriate due to the flood risk.

Site Assessment

Parish Council consultation response:	NTC suspect that there was standing water very close to the site in Jan / Feb 2014.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	08/01255/OUTMAJ. Approved 12/00772/XOUTMA. Pending determination
Within flood zone 3		Y	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	Y	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW026	Site Address:	The Courtyard, 4-6 London Road, Newbury
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Development Potential:	20-48 dwellings (0.3ha at 60dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

- Key Issues:
- Groundwater flood risk
 - Conservation Area

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Settlement:	Newbury	Parish:	Newbury / Greenham
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Site ID:	NEW030	Site Address:	Sandleford Park, Newbury
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Development Potential:	Up to 2,000 Dwellings (allocated in Core Strategy)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has been allocated for development in the Core Strategy.

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Within Settlement Boundary		N	
Planning Permission		N	
Within flood zone 3		A	Southern part of the site is adjacent to FZ3.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

*Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW031 A & B	Site Address:	Land at Shaw, West and east of the A339
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Development Potential:	55049 dwellings (48.3ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:

- Scale of development
- Greenfield
- Ground and surface water flood risk. Evidence of part of the site being flooding Jan/Feb 2014.
- Right of way passes through the site
- Oil pipeline runs through the site
- Impact on Snelsmore Common and the River Lambourn

Site Assessment

Parish Council consultation response:	<p>Parish council concerned that a development of this size would double the size of Shaw cum Donnington and destroy the character of the village. General agreement that this site should be considered at a more strategic level post 2026 as there would be significant infrastructure requirements which should be an integral part of the development. Phased development as currently proposed would not achieve this. Flooding, impact on traffic, access, and pressure on schools are also of concern. Concern regarding the sole access to the site being from the Vodafone Roundabout. Site has had standing water on it in a number of places during Jan / Feb 2014.</p> <p>At preferred options the Parish Council raised concerns over the impact of the site on the identity of the Parish. The sites on either side of the A339 are poorly connected to each other, and have no real integration with the existing parish, although local services and amenities would be shared across the new development and existing parish. Potential impact on traffic levels on Love Lane. Flood risk is also a concern as the site is prone to flooding.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	Planning Application 14/02480/OUTMAJ, for 401 dwellings, pending consideration Sept 15
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	The potential size of the site means that it needs to be considered as a strategic site.
Within settlement boundary		N	Adjacent to the settlement boundary. The majority of the western site is adjacent to the Donnington Settlement Boundary. Only a small part of the site adjacent to the Newbury settlement boundary.

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	Groundwater emergence zone. An ordinary water course passes through the site. Parts of the site were subject to standing water in Jan/Feb 2014
	Groundwater flood risk	Y	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	EA request investigation of adjacent site in relation to groundwater contamination. Historic landfill site to the east of area B.
	Contaminated Land	U	
	Other		
Highways / Transport	Access issues	U	Currently access is proposed to come from the Vodafone roundabout on the A339. Concerns have been raised by the parish council as to the

Site Selection – Site Assessment

			suitability of this. Comments have been made against the planning application – there is a fundamental concern about the access strategy for the site for all modes of travel.
	Highway network suitability	N	Specific comments have not been made on this site. Comments have been made against the planning application – there is a fundamental concern about the access strategy for the site for all modes of travel.
	Public Transport network	U	While there are a number of public transport options in Newbury, no public services currently pass the site. The site is approx. 2.7km from Newbury railway station.
	Footways/Pavements	U	There are no pavements between the majority of the site and the town centre.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Site is in area of low / medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is close to school playing fields, although these do not have public access. The site is quite close to local amenity space, but access to these areas is an issue
	Rights of Way affected	Y	A right of way passes through site A, and adjacent to part of site B
	Play areas nearby	U	The site is quite close to local play facilities for children, although access to these facilities is an issue.
Ecology / Environmental / Geological	Protected species	U	A range of species related to Snelsmore Common and the River Lambourn.
	Ancient woodland	A	
	Tree Preservation Orders	A	
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	A	Site is adjacent to a BOA
Relationship to surrounding area	Relationship to settlement	U	The very southern part of the western site is well related to the existing settlement, although the northern part and western parts of the site is are not well related to the existing settlement.
	Incompatible adjacent land uses	Y	The site is split into two by the A339.
Heritage	Archaeology	Y	Finds from the site and immediate area suggest some potential. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	An oil pipe line runs through the site
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ3, major aquifer. Investigation of adjacent site required as high risk of contamination to groundwater
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW067, NEW032, NEW051 , NEW121 , NEW121A		
Other (anything else to be considered)	None Planning Application 14/02480/OUTMAJ , for 401 dwellings, pending consideration (Sept 15).		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW031	Site Address:	Land at Shaw, West and East of the A339	Development Potential:	55049 dwellings (18.3ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to open countryside and a number of services and facilities that could support and encourage healthy, active lifestyles		The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close sports facilities at Trinity school which are available to the public.		
	Will it protect and enhance green infrastructure across the district?	?	The site is close to local amenity space and a right of way passes through the site	The right of way would need to be preserved through any development.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	?	The site is located within Newbury. There are a number of public transport options within the town centre. Newbury station is approximately 2.75 km from the site. There are a number of opportunities for walking and cycling to local services and facilities within Newbury. The site is adjacent to the A339 which could limit opportunities	Suitable provision would need to be made for walking and cycling access from the site. Development on the site could improve public transport services in the area.	The site is close to local services and facilities but walking and cycling routes into the Town Centre would need to be significantly improved for the site to have a positive impact on all aspects of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			for walking and cycling from the site itself.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Mitigation will be required to ensure that road safety would not be compromised.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is adjacent to Ancient woodland, TPOs, LWS and BOA relating to Snelsmore Common and the River Lambourn. The scale of the site has potential to impact negatively on these areas.	Appropriate buffers and landscaping would be required.	The location of a range of environmental designations on and around the site means that development could have a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The scale of the development would impact on the character of the landscape. The site is exposed, within open countryside and does not feel part of Newbury. The site is in an area of low / medium landscape sensitivity		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development of the site would impact on the identity of Shaw-cum-Donnington and Newbury due to the size of the proposed development. The proposed site is separated by the A339, which could have an impact on the character of any development that takes place on the site.		Development of the site could have a negative impact on the local character and therefore, could have a negative impact on environmental and social aspects of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	-	Development of the site would have an impact on nearby heritage assets. The site is within the second battle of Newbury site, with potential for archaeological finds on the site.		
	Will it promote, conserve and enhance the District's cultural assets?	?	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of the historic environment?	?	The site is close to Donnington Castle and 2 nd battle of Newbury site. Development of the site would open up access to these sites, but greater access could also lead to harm.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is separated by the A339, there is potential for poor air quality on the site, especially adjacent to the road	Mitigation would be required to prevent air quality becoming an issue on the site.	The location of the site adjacent to the A339 could have negative impacts on environmental and social sustainability.
	Will the site be at risk from, or impact on, noise levels?	-	The site is separated by the A339, there is potential for noise issues on the site, especially adjacent to the road	Mitigation would be required to prevent noise becoming an issue on the site.	
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is in an area of groundwater and surface water flood risk. There was evidence of standing water on the site in Jan/Feb 2014.	An FRA would be required and appropriate mitigation, including SUDs would need to be provided.	The current size of the site means that there could be an impact on environmental sustainability. The flood risk on the site would further impact on environmental sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			The development of the site for housing will have an overall neutral effect on economic sustainability.		the longer term.
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant sustainability impacts from this site. The site scores positively in terms of access to services and facilities and potential opportunities for public transport and active travel. However, there are a number of negative sustainability impacts in terms of ecology and environmental impacts, air quality and noise and potential impacts on the historic environment and landscape character of the area. There are limited mitigation measures that would be able to significantly reduce this impact. The site also has a risk of flooding and evidence of standing water during Jan/Feb 2014 which would also have an impact on sustainability. Flood mitigation could be provided which would reduce this impact. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly negative

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
Site ID:	NEW031	Site Address:	Land at Shaw, west and east of the A339	Development Potential:	55049 dwellings (18.3ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site needs to be considered as a strategic site, which is outside the scope of the Housing Site Allocations DPD.

[There are a number of issues relating to highways and access that would need to be overcome in order for development on the site to be acceptable.](#)

[The relationship between the two areas of the site is of concern, given the only link between the sites is via an underpass under the A339, which suffers from flooding.](#)

Discussion:

Site Description:

The site is located to the north of Newbury, separated into two areas by the A339. Development of the site would link Newbury and Donnington village into one urban area, changing the character and significantly altering the identity of Donnington as a village.

A right of way runs through the site, which would need to be protected.

An oil pipeline runs through the site.

Landscape:

The site is in an area of low/medium landscape sensitivity. Development of the site would be highly visible on the approach to and exit from Newbury on the A339.

Development of the site would have a potentially negative impact on the heritage assets of Donnington Castle.

Flood Risk:

The site is within FZ1 although an ordinary water course runs through the site. There is a risk from surface and ground water flooding. The subway between the two parts of the site has a history of flooding and was flooded during Jan/Feb 2014.

An FRA would be required and flood mitigation would be required, including SUDs.

Highways /Transport:

Access is likely to come from the Vodafone Roundabout from the A339. No specific highways comments have been made, but there is significant concern regarding the traffic generation from the site and the impact on the highway network. [Detailed highway comments have been made regarding the planning application received for the site.](#)

There are a number of public transport routes in Newbury, although none of these currently pass the site. [It is unclear whether the site would be served by a bus service itself.](#)

There are foot and cycle ways throughout Newbury. Good quality links between the site and the town centre for pedestrians and cyclists would be critical.

Ecology:

The site is adjacent to Ancient woodland, a local wildlife site and a BOA. Development would have an impact on the habitat and integrity of Snelsmore Common and the River Lambourn.

Archaeology:

The site is within the 2nd battle of Newbury site. Archaeology could be a significant constraint on the site. Further investigation would be required.

Site Selection – Site Commentary

Education:

Local primary provision is at capacity. [Consultation with the Local Education Authority has confirmed that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site.](#)

No comments have been made regarding secondary school provision.

Environmental Health:

The site is adjacent to the A339, with potential for noise and air quality issues. Noise and air surveys would be required and appropriate mitigation introduced.

Potential for contamination due to a former land fill site adjacent to the site.

Minerals and Waste:

The site is partly underlain by grave deposits. Consideration of Policy 1 & 2 of the RMLP would be required.

A former landfill site is located adjacent to area B, with potential for contamination.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

The site is located in an SPZ (3). High risk of contamination to groundwater. Investigation of sites adjacent to this one would be required due to potential water contamination from adjacent land fill site.

Thames Water:

TW not consulted on this site

Parish Council:

The Parish council are concerned that development on this site would double the size of Shaw-Cum-Donnington and destroy the character of the village. There was general agreement that the site should be considered at a more strategic level post 2026 as there would be significant infrastructure requirements which need to form an integral part of the development. Concern that the current phased approach would not achieve the infrastructure improvements required. Access to the site from the Vodafone roundabout is also a concern, as is impact on traffic, flooding and pressure on local schools. [At preferred options the Parish Council raised concerns over the impact of the site on the identity of the Parish. The sites on either side of the A339 are poorly connected to each other, and have no real integration with the existing parish, although local services and amenities would be shared across the new development and existing parish. Potential impact on traffic levels on Love Lane. Flood risk is also a concern as the site is prone to flooding.](#)

Preferred Options Consultation Key Issues:

- [Likely to be phase 1 of a larger development](#)
- [Precedent for further infilling up to the M4](#)
- [Split community by A339](#)
- [Major impact on existing local community of Donnington](#)
- [Smaller sites have less of an impact of facilities](#)
- [Significant transport impact](#)
- [Access concerns](#)
- [Impact on the landscape and gateway to Newbury](#)
- [No facilities](#)
- [Flood risk](#)
- [Impact on Vodafone](#)
- [Loss of historical significance](#)

[Detailed response from site promoter received objecting to rejection of the site for allocation and lack of consideration of information submitted as part of the planning application.](#)

[For full consultation response and Council response please see statement of consultation.](#)

SA/SEA:

There are no significant sustainability impacts from this site, although there is a predominantly negative

Site Selection – Site Commentary

impact on sustainability. The site scores positively in terms of access to services and facilities and potential opportunities for public transport and active travel. However, there are a number of negative sustainability impacts in terms of ecology and environmental impacts, air quality and noise and potential impacts on the historic environment and landscape character of the area. There are limited mitigation measures that would be able to significantly reduce this impact. The site also has a risk of flooding and evidence of standing water during Jan/Feb 2014 which would also have an impact on sustainability. Flood mitigation could be provided which would reduce this impact. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is being promoted for approximately 500 dwellings, with potential for up to 800 in a future phase. There is potential for mixed use development on the site including employment, a hotel and primary school. The site was previously promoted as a strategic site through the Core Strategy.

[Planning application 14/02480/OUTMAJ for 401 dwellings, a local centre, 1 form entry primary school, public open space, landscaping and associated highway works. Pending consideration \(Sept 15\).](#)

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW032	Site Address:	The Bungalow, Shaw Farm Road
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Development Potential:	8 dwellings (0.25ha at 30dph) <5 dwellings	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Distance from play facilities for children
- Oil pipeline runs though the site

Site Assessment

Parish Council consultation response:	General agreement that the principle of development on the site was acceptable; however, there were concerns about access. At preferred options the Parish Council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	Y	Currently residential
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	Historic landfill site 30m from the western boundary of the site.
Other			
Highways / Transport	Access issues	U	Potential access issues
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	There are a number of public transport options in Newbury and a number of bus services pass near to the site.
	Footways/Pavements	Y	There are pavements throughout Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Site is in an area of medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	U	Potential for birds and reptiles. Extended Phase 1 habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	

Site Selection – Site Assessment

	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	An oil pipeline runs through the site
	Water supply	Y	TW do not envisage infrastructure concerns
	Wastewater	Y	
	Groundwater source protection zone (SPZ)	Y	SPZ3.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW031B		
Other (anything else to be considered)	none Site contains 4 dwellings.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW032	Site Address:	The Bungalow, Shaw Farm Road	Development Potential:	8 dwellings (0.25ha at 30dph) <5 dwellings
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to open countryside and a number of services and facilities that could support and encourage healthy, active lifestyles		The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Trinity school which are available to the public.		
	Will it protect and enhance green infrastructure across the district?	0	The site is close to local amenity space but it is unlikely to have an impact on it		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Newbury. There are a number of public transport options, including a bus route past the site and. Newbury station is approximately 2.5 km from the site. There are a number of opportunities for walking and cycling to local services and facilities.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of	?	Additional traffic could result in road		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	road traffic accidents and improve safety?		safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	Potential for birds and reptiles on the site.	Extended Phase 1 habitat survey required related to Birds and Reptiles	The size of the site means that it is unlikely to have an impact on any aspect of sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is very small and there is development already on the site, meaning it is unlikely to have an impact on the landscape.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is very small and there is development already on the site, meaning it is unlikely to have an impact on the built environment.		The size of the site means that it is unlikely to have an impact on any aspect of sustainability
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	Unlikely to have an impact on air quality		The size of the site means that it is unlikely to have an impact on any aspect of sustainability
	Will there be an impact noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	?	Part of the site has already been built on, the remainder of the site is residential garden	The site could be considered as part of the settlement boundary review.	Unlikely to have an impact on any aspect of sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
place to respond to climate change					impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	There is no flood risk on the site.	SUDs would need to be provided.	Unlikely to have an impact on sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant sustainability impacts from this site. The site is close to local services and facilities and local public transport services, with opportunities for walking and cycling which will have a positive impact on sustainability. There are a number of unknown impacts, including potential for protected species on the site, which is found, could lead to a negative impact on environmental sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
Site ID:	NEW032	Site Address:	The Bungalow, Shaw Farm Road	Development Potential:	8 dwellings (0.25ha at 30dph) <5 dwellings

Recommendation:

The site is not recommended for allocation, but will be ~~considered~~ [included within the settlement boundary](#) as part of the settlement boundary review.

Justification:

The small size of the site and existing development on the site means that it is not suitable to be considered for allocation, but ~~could~~ [will](#) be included within the settlement boundary.

Discussion:

Site Description:

The site is located to the north of Newbury. Much of the site is already developed; the remaining area is residential garden.

An oil pipeline runs through the site.

Landscape:

The site is in an area of medium landscape sensitivity.

Flood Risk:

The site is in FZ1. SUDs would be required.

Highways /Transport:

No specific comments have been made on this site.

The site is close to a number of public transport links, with good opportunities for walking and cycling.

Ecology:

Potential for birds and reptiles on the site. An extended phase 1 habitat survey would be required.

Archaeology:

No known archaeological issues.

Education:

~~Local primary school provision is at capacity.~~ [Consultation with the Local Education Authority has confirmed that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site.](#)

No comments have been made about secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

A historic land fill site lies 30m from the western boundary.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments on this site. The site is within SPZ3. [Although the EA have not raised any objections to development within SPZs, case would need to be taken to ensure no opportunities for contamination of groundwater occurred.](#)

Thames Water:

Site Selection – Site Commentary

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

There was general agreement that the principle of development on the site was acceptable, however, concerns were raised in relation to access to the site.

[At preferred options the Parish Council did not comment on the site.](#)

Preferred Options Consultation Key Issues:

[No comments received on this site.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability impacts from this site. The site is close to local services and facilities and local public transport services, with opportunities for walking and cycling which will have a positive impact on sustainability. There are a number of unknown impacts, including potential for protected species on the site, which if found, could lead to a negative impact on environmental sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is proposed for 18 dwellings with a new access road off Kingsley Close.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW034	Site Address:	Land at Newbury Racecourse, Newbury
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Development Potential:	1500 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission.

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	09/00971. Approved
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently Developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW037B	Site Address:	Cleaving Services, Pinchington Lane, Newbury
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Development Potential:	20 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission.

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	11/02480. Approved 12/02665/RESMAJ. Approved
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW038	Site Address:	Land at Abbottswood, Newtown Road
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Development Potential:	30 29 dwellings (0.95ha at 30dph)	SHLAA Assessment:	Not Currently developable
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Summary of Site Assessment

Key Issues:
 - Historic park and Garden

Site Assessment

Parish Council consultation response:	The site has been allowed to degrade. The Parish council agree with the SHLAA assessment of the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Within Settlement Boundary		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	Y	Part of Sandleford Priory - listed on the Heritage at Risk register
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Historic park and garden
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen
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Site ID:	NEW040	Site Address:	Land south of Kimbers Drive, Speen
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Development Potential:	10 dwellings (0.33ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Medium/High landscape sensitivity
- Distance from play facilities for children
- Local wildlife site
- Conservation area
- Unable to confirm availability

Site Assessment

Parish Council consultation response:	Site is considered inappropriate for development as it is a high quality green space. The steepness of the site was a concern. At preferred options the Parish Council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Access to the site could be an issue.
	Highway network suitability	N	No comments made on this site.
	Public Transport network	U	There are a number of public transport options available in Newbury. However, only a 2 hourly bus service passes the site.
	Footways/Pavements	U	There are narrow pavements available in this part of Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Y	Site is in an area of medium/high landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local sports facilities.
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental /	Protected species	U	Extended phase 1 habitat survey required
	Ancient woodland	N	

Site Selection – Site Assessment

Geological	Tree Preservation Orders	N	
	Local Wildlife Site	Y	Extended phase 1 habitat survey required to show why LWS can be destroyed
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land use	N	
Heritage	Archaeology	Y	Site is within the area of the historic settlement of Speen (Saxon/Medieval). Further assessment required.
	Conservation area	Y	
	Listed buildings	A	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	
	Groundwater source protection zone (SPZ)	Y	SPZ3.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW042		
Other (anything else to be considered)	Unable to confirm availability of the site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen
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Site ID:	NEW040	Site Address:	Land south of Kimbers Drive, Speen	Development Potential:	10 dwellings (0.33ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to open countryside and a number of services and facilities that could support and encourage healthy, active lifestyles		The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	Site is close to Northcroft Leisure Centre.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Newbury. There are a number of public transport options within the town centre. Newbury station is approximately 3km from the site. There are a number of opportunities for walking and cycling to local services and facilities within Newbury.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of	?	Additional traffic could result in road		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	road traffic accidents and improve safety?		safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	Site is within a LWS.	Extended Phase 1 Habitat Survey required to show why LWS can be destroyed.	The site's location within a LWS means that there would be a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is in an area of medium / high landscape sensitivity.	Landscaping mitigation measures could be introduced to reduce the impact.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is adjacent to a conservation area but development it unlikely to have an impact on the character of the built environment.		Unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	-	Saxon / medieval material has been found on the site. Potential impact on listed building (church) and conservation area.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
adaptation measures are in place to respond to climate change					could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	SUDs would need to be provided.	Unlikely to have an impact on sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant sustainability issues with this site. The site is easily accessible by public transport, walking and cycling and in close proximity to open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. There would be a negative impact on the character of the landscape as the site is in an area of medium / high landscape sensitivity and in a Local Wildlife Site, which would be a negative impact on environmental sustainability. Some mitigation measures could be introduced to reduce the impact on the landscape and information would need to be provided as to why the LWS could be destroyed. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen
Site ID:	NEW040	Site Address:	Land south of Kimbers Drive, Speen	Development Potential:	10 dwellings (0.33ha at 30dph)

Recommendation:

The site is not recommended for allocation.

Justification:

The site is sensitive in terms of biodiversity and impact on the landscape character of the area means that the site is not considered suitable for allocation.

Availability of the site could not ~~has not been~~ be confirmed, therefore, the site is not considered deliverable.

Discussion:

Site Description:

The site is located to the north west of Newbury adjacent to the Speen conservation area. The site is close to local services and facilities, including open space and countryside.

Landscape:

The site is in an area of medium / high landscape sensitivity and it steeply sloping. Development would have a significant impact on the character of the landscape.

Flood Risk:

The site is in FZ1. SUDs would need to be provided should development take place.

Highways /Transport:

No specific comments have been received from Highways.

There are a number of public transport options in Newbury, including bus services which run close to the site. There are good opportunities for walking and cycling within the town.

Ecology:

The site is sensitive in terms of biodiversity within a LWS. An extended phase 1 habitat survey would be required to show why the LWS can be destroyed.

Archaeology:

There is archaeological potential on the site. Further assessment would be required.

Education:

~~Local primary school provision is at capacity.~~ Consultation with the Local Education Authority has confirmed that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site. No comments have been made regarding secondary school provision.

Environmental Health:

No known air quality, noise or contamination issues

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is within SPZ3.

Thames Water:

TW not consulted on this site

Parish Council:

The parish council consider this site inappropriate for development as it is high quality green space. The

Site Selection – Site Commentary

steepness of the slope is also a concern.

[At preferred options the Parish Council did not comment on this site.](#)

Preferred Options Consultation Key Issues:

[No comments received on this site.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral impact on sustainability. There are no significant sustainability issues with this site. The site is easily accessible by public transport, walking and cycling and with close proximity to open countryside and local sports facilities to help promote a health active lifestyle all of which have a positive impact on sustainability. There would be a negative impact on the character of the landscape as the site is in an area of medium / high landscape sensitivity and in a Local Wildlife Site, which would be a negative impact on environmental sustainability. Some mitigation measures could be introduced to reduce the impact on the landscape and information would need to be provided as to why the LWS could be destroyed. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site was proposed for between 15 and 20 dwellings, with a mix of types and sizes including affordable housing. [The Council have been unable to confirm the availability of the site.](#)

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen
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Site ID:	NEW042	Site Address:	Land at Bath Road, Speen
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Development Potential:	100-4 dwellings (3.45ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield and loss of allotments
- Medium/high landscape sensitivity
- Rights of way cross the site
- Distance from play facilities for children
- Local wildlife site
- Potential second battle of Newbury site
- Conservation area
- Oil pipeline

Site Assessment

Parish Council consultation response:	Agreement that the principle of development on this site may be acceptable. Local residents are very opposed to the site. Allotments are the main issue, as is the proximity to the site of the 2 nd battle of Newbury. Access concerns
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	A	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Site currently contains allotments.
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is close to the A34
	Contaminated Land	N	
	Other	<u>Y</u>	The EA indicate that site is underlain by a major aquifer (20%) and is in an area where there is a high risk of contamination to groundwater.
Highways / Transport	Access issues	U	Access can be obtained on to the A4. The type of junction would need to be considered. Access could also be obtained from Station Road to ensure permeability through the site in line with Manual for Streets. Consideration would need to be given on any potential impact of the site on Station Road and on the A4/Station Road junction.
	Highway network suitability	Y	Development is expected to generate approximately 624 daily vehicle movements, with approximately 62 during the 08:00 to 09:00 AM peak. The impact of this traffic would need to be assessed by a Transport Assessment.
	Public Transport network	U	There are a number of public transport options available in Newbury. However, only a 2 hourly bus service passes the site.
	Footways/Pavements	U	There are narrow pavements available in this part

Site Selection – Site Assessment

			of Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Y	Site is in an area of medium / high landscape sensitivity.
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local sports fields The site previously encompassed allotment areas; however in line with the new scheme the allotments would no longer be developed.
	Rights of Way affected	Y	2 rights of way pass through the site.
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	U	Potential for species on the site. Extended Phase 1 habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	<u>NY</u>	Number of TPO protected trees on the northern boundary of the southern proposed area and on the dismantled railway immediately to the north of southern proposed area
	Local Wildlife Site	Y	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement.
	Inappropriate adjacent land uses	U	Site is close to the A34
Heritage	Archaeology	Y	Some archaeological potential on the site. The site is likely to be within the site of the 2 nd Battle of Newbury. Further assessment required.
	Conservation area	Y	The allotments are within the Speen Conservation Area; however in line with the new scheme this area would no longer be developed.
	Listed buildings	A	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	An oil pipeline passes through the site.
	Water supply	N	Significant concerns over water supply capability, specifically water resource capability
	Wastewater	N	Concerns over wastewater services
	Groundwater source protection zone (SPZ)	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	<u>Y</u>	The site is partially underlain by construction aggregates. Therefore RMLP Policies 1 and 2 are relevant.
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW040		
Other (anything else to be considered)			Part of the site is currently allotments which would need to be retained or replaced. The site previously encompassed allotment areas; however in line with the new scheme the allotments would no longer be developed.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen
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Site ID:	NEW042	Site Address:	Land at Bath Road, Speen	Development Potential:	104100 dwellings (3.45ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to open countryside and a number of services and facilities that could support and encourage healthy, active lifestyles		The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. However, overall, in terms of environmental and social sustainability, development of the site would have a positive impact. If the allotments were not retained or re-provided ROW were not protected there could be a negative impact on environmental social sustainability.
	Will it increase opportunities for access to sports facilities?	+	Site is close to Northcroft Leisure Centre.		
	Will it protect and enhance green infrastructure across the district?	-	<u>Part of the site is currently allotments. The site previously encompassed allotment areas; however in line with the new scheme the allotments would no longer be developed.</u> Two rights of way cross the site <u>and there are TPO'd trees on the northern boundary of the southern proposed area.</u>	<u>Allotments would need to be maintained or provided elsewhere on the site. The new scheme no longer includes the development of the allotments; however,</u> the ROW would need to be protected.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking,	+	The site is located within Newbury. There are a number of public transport options within the town		The site is close to local services and facilities which encourage walking or

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	cycling and public transport?		centre. Newbury station is approximately 3km from the site. There are a number of opportunities for walking and cycling to local services and facilities within Newbury.		cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	Site is close to a LWS. Development on the site should not have an impact.	Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.	There would be potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected. As only part of the site is proposed for development it is unlikely that the site would have an impact on any aspect of sustainability from a landscape perspective.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is in an area of medium / high landscape sensitivity.	Only part of the site is identified for development by the site promoter.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Part of the site is adjacent within to a conservation area but development is unlikely to have an impact on the character of the built environment.	The new scheme no longer includes the development of the allotments within the conservation area.	The site is close to local heritage and cultural facilities within Newbury, and is likely to be within the 2 nd battle of Newbury site. Development could have an impact on the character of the built environment in this area. It is unlikely that overall development of this site would have a significant impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	There is potential archaeology on the site and the site is potentially part of the 2 nd battle of Newbury site.	Archaeological survey work would need to be required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of	0	Unlikely to have an impact on access to or enjoyment of the historic		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	the historic environment?		environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is close to the A34 which could cause Air quality issues	Mitigation would be required.	The location of the site adjacent to the A34 could lead to air quality and noise issues on the site. Therefore, there could be a negative impact on social sustainability if appropriate mitigation was not included.
	Will the site be at risk from, or impact on, noise levels?	-	The site is close to the A34 which could cause noise issues.	Mitigation would be required.	
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0?	Unlikely to have an impact on water quality The site is underlain by a major aquifer (20%), is within an area where there is a high risk to groundwater, and is within a Source Protection Zone (SPZ2), although the EA has no in principle objections to development in SPZs	A hydrological assessment would potentially be required as part of any planning application that comes forward on the site.	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	SUDs would need to be provided.	Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant sustainability issues with this site. The site is easily accessible by public transport, walking and cycling and with close proximity to open countryside and local sports facilities to help promote a healthy active lifestyle all of which will have a positive impact on sustainability. [Part of the site is currently used as allotments which would need to be retained or relocated should the site be developed, or there would be a negative impact on environmental sustainability. The site previously encompassed allotment areas; however in line with the new scheme the allotments would no longer be developed. Two rights of way cross the site, and if they were not protected there could be a negative impact on social sustainability.](#) The site's proximity to the A34 means that there could be issues of air or noise pollution, with a consequential impact on sustainability unless suitable mitigation measures are provided. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen
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Site ID:	NEW042	Site Address:	Land at Bath Road, Speen	Development Potential:	100-4 dwellings (3.45ha at 30dph)
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Recommendation:

The site is recommended for allocation

Justification:

The site is well related to Newbury, close to local services and facilities. There are no significant issues with the site.

Discussion:

Site Description:

The site is located to the north west of Newbury close to the junction with the A34 and A4. The site is close to local services and facilities, including open space and countryside.

Two rights of way pass through the site. These would need to be preserved should the site be developed.

~~The allotments on the site would need to be retained or replaced with equal or better facilities elsewhere on the site should development take place.~~ [The site promoter has confirmed that the allotments will be retained in their current location. The allotments are within the Speen Conservation Area.](#)

Landscape:

The site is in an area of medium / high landscape sensitivity, adjacent to a conservation area.

Flood Risk:

The site is in FZ1. An FRA would be required considering surface water flooding. SUDs would need to be provided to ensure development would not have a risk on flooding downstream of the site.

Highways /Transport:

The impact of traffic generated by the site would need to be assessed through a Transport Assessment. It is likely there would be a 50:50 split between traffic distributing towards Newbury and the A34.

Access can be obtained onto the A4, and could also be considered from Station Road to ensure permeability through the site. The impact on station road and the A4/Station Road junction would need to be considered.

There are footways in the vicinity. A regular bus service passes the site.

Ecology:

The site is adjacent to a conservation area. An extended phase 1 habitat assessment would be required.

Archaeology:

The site is within the 2nd battle of Newbury battlefield area. There is archaeological potential on the site. Further assessment would be required.

Education:

Local primary school provision is at capacity. No comments have been made regarding secondary school provision.

Environmental Health:

Noise and air quality surveys would be required due to the proximity to the A34.

No known contamination issues.

Minerals and Waste:

Part of the site is underlain by ~~gravel deposits construction aggregates; there is significant potential for extraction on the site.~~ Consideration of policies 1 & 2 of the RMLP would be required.

No known waste issues.

Site Selection – Site Commentary

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

The site is within an SPZ2, with a major aquifer (20%). There is a high risk of contamination to groundwater.

Thames Water:

Significant concern regarding Water Supply capability, specifically water resources capability. Current water supply network in this area is highly unlikely to be able to support the demand from this site. Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A detailed water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required.

There are serious concerns with Speen Water Treatment Works which serves Wickham DMA.

Parish Council:

The parish council agreed that the principle of development on the site may be acceptable, although local residents are against development here. The allotments are the main concern as they would not want to be lost or damaged by development.

SA/SEA:

The SA/SEA indicates a predominantly neutral impact on sustainability. There are no significant sustainability issues with this site. The site is easily accessible by public transport, walking and cycling and with close proximity to open countryside and local sports facilities to help promote a healthy active lifestyle all of which will have a positive impact on sustainability. ~~Part of the site is currently used as allotments which would need to be retained or relocated should the site be developed, or there would be a negative impact on environmental sustainability. The site previously encompassed allotment areas, however in line with the new scheme the allotments would no longer be developed. Two rights of way cross the site, and if they were not protected there could be a negative impact on social sustainability.~~ The site's proximity to the A34 means that there could be issues of air or noise pollution, with a consequential impact on sustainability unless suitable mitigation measures are provided. The development of the site for housing will have a neutral effect on economic sustainability.

Proposed development (from SHLAA submission):

The site is being promoted for 125 dwellings, including affordable housing, public open space and relocation and extension of the allotments. Development would include infilling of a reservoir.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW045	Site Address:	Coley Farm, Stoney Lane, Ashmore Green
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Development Potential:	75 dwellings (2.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Groundwater flood risk. Evidence of neighbouring properties flooding in 2007.
- Distance from play facilities for children

Site Assessment

Parish Council consultation response:	This area is already densely populated and there was general agreement concerning the implications for existing infrastructure (in particular surgeries and highways). Stoney Lane would need widening which the parish council would be against. Traffic in Turnpike Road would be an issue. Flooding issues were also highlighted. There was general concern about the loss of visual amenity as the area is one of the gateways into Ashmore Green. There was an appeal on the site about 5 years ago, and the Inspector determined a height over which development shouldn't go due to landscape implications. The site is very steep in places. The area is an important resource for birdwatchers, walkers and horse riders. Flooding of Manor Park, Waller Drive, Creswell Close and Turnpike Industrial Estate in 2007.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	Neighbouring residential areas suffered some flooding in 2007.
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Access can be obtained via Stoney Lane, but the lane would need to be widened with footways provided to connect the site to existing footways along Stoney Lane. If land can be obtained, a secondary access could also be provided via Wansley Gardens, Laud Close and Fleetwood Close.
	Highway network suitability	U	Site has been considered alongside NEW105. Development of both sites would generate approximately 720 daily vehicle movements, including about 72 during the 08:00 to 09:00 AM peak. The impact would need to be assessed by a Transport Assessment. Traffic would distribute via the B4009 into Newbury via Turnpike Road and from the A4 and Thatcham. The highway network can be congested during peak travel periods especially the B4009.
	Public Transport network	Y	There are a number of public transport options available in Newbury and a number of bus routes

Site Selection – Site Assessment

			pass close to the site. The nearest bus stop to the site is over 700m away.
	Footways/Pavements	U	There are pavements throughout Newbury, although Stoney Lane does not have pavements.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Area of medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	U	Potential for birds and reptiles. Extended phase 1 habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	<u>Y</u>	TPO protected trees on the north western boundary
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage infrastructure concerns
	Wastewater	N	TW have concerns regarding wastewater services.
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other	<u>Y</u>	The site is partially underlain by construction aggregates. Therefore RMLP Policies 1 and 2 are relevant.
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW105		Site could be developed alongside part of NEW105.
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW045	Site Address:	Coley Farm, Stoney Lane, Ashmore Green	Development Potential:	75 dwellings (2.5ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local services and facilities as well as open countryside and near to the local recreation ground.		The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. There are limited opportunities for access to sports facilities and little impact on GI, therefore overall this site is unlikely to have an impact on any aspect of sustainability.
	Will it increase opportunities for access to sports facilities?	?	The site is not very close to formal sports facilities, although there is a recreation ground within walking distance of the site.		
	Will it protect and enhance green infrastructure across the district?	0	The site is close to local amenity space, but it is unlikely that the development would impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Newbury. There are a number of public transport options, including a bus route pass the site and a railway station (Newbury Racecourse) approximately 3km from the site. Newbury station is just over 3km from the site. There are a number of	As part of a planning application a Transport Statement / Transport Assessment would consider opportunities for enhancing the feasibility of walking and cycling, and the use of public transport.	The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			opportunities for walking and cycling to local services and facilities.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	As part of a planning application a Transport Statement (TS) / Transport Assessment (TA) would consider the impact on all the local roads and road junctions around the site, recommending mitigation if there were likely to be resultant ill-effects.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	There are trees with TPOs along the southern boundary with NEW105. It was considered that there was potential for birds and reptiles on the site.	An extended Phase 1 Habitat Survey required in relation to birds and reptiles Extended Phase 1 Habitat Survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.	The site is open and rural in nature, therefore development could have a negative impact on this element of environmental sustainability. Mitigation works, including appropriate landscaping/design could help to reduce this impact. In terms of biodiversity there would be potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is rural in nature, especially to the north. It is in an area of medium landscape sensitivity. There are two trees with TPOs on the north western boundary.	Landscaping work may be required and sensitive design would integrate the development into the existing landscape, lessening the impact on the existing landscape character. Buffer zones could be put in place to protect the trees protected by TPOs. There is also the potential to only develop the southern part of the site.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Development is adjacent to existing residential development, although would extend the building line to the north. Sensitive design would ensure that the development compliments the existing, adjacent built environment.		The site is unlikely to have an impact on any aspect of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the significance of the District's heritage assets?	0	No previous work on archaeology has been done on the site, however it is considered unlikely that there would be archaeological interest on the site. It is unlikely that an archaeological assessment would be required as part of a planning application.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		The site is unlikely to have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0?	Unlikely to have an impact on water quality. The site is underlain by a minor aquifer and is within a Source Protection Zone (SPZ3) although the EA has no in principle objections to development in SPZs		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is Greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	The eastern edge of the site is adjacent to an area of surface water flood risk.	SUDs would be required on site	There is no flood risk on the site itself which has a positive impact on sustainability. The site is adjacent to an area of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					surface water flood risk which could have an impact on flooding on the site, and therefore have a negative impact on sustainability unless suitable mitigation measures are provided.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant, sustainability impacts from this site. The site is close to local services and facilities, with opportunities for walking and cycling and good access to the countryside. All of these aspects have a positive impact on sustainability. There are potential negative impacts on environmental sustainability due to the rural location of the site and potential impact on the landscape. Mitigation measures would reduce this impact, by providing appropriate landscaping. [It is likely that with regard to biodiversity on the site, appropriate measures would mitigate any negative impact.](#) [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW045	Site Address:	Coley Farm, Stoney Lane, Ashmore Green	Development Potential:	75 dwellings (2.5ha at 30dph)
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Recommendation:

The site is recommended for allocation

Justification:

The site is well related to existing residential development in Newbury, close to local services and facilities. The site is not at risk from flooding.

Discussion:

Site Description:

The site is located to the north of Newbury. Close to local services and facilities.

Landscape:

The site is in an area of medium landscape sensitivity. Development would need to be accompanied by landscaping to reduce the impact of development on the character of the landscape.

Flood Risk:

The site is in FZ1, although it is adjacent to a surface water flood risk area. An FRA would be required taking into account surface water. SUDs would need to be provided to ensure that development does not adversely affect flood risk downstream of the site.

Highways /Transport:

This site has been assessed alongside part of NEW105, [although now NEW105 is not being recommended for allocation.](#)

The impact of additional traffic would need to be assessed through a Transport Assessment. Traffic is likely to distribute via a number of routes, many of which are already congested during peak travel periods.

Access can be obtained via Stoney Lane, which would need to be widened with footways provided to connect the site to existing footways along Stoney Lane. Other, secondary accesses could be provided via Wansley Gardens, Laud Close and Fleetwood Close.

If this site was to be developed alongside part of NEW105 access to this site could be provided through NEW105.

Ecology:

Potential for birds and reptiles. An extended phase 1 habitat survey would be required.

Archaeology:

No known archaeological issues.

Education:

Local primary school provision is at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues

Minerals and Waste:

[No known minerals or waste issues. The site is partially underlain by construction aggregates. Therefore RMLP Policies 1 and 2 are relevant.](#)

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. Site is within SPZ23.

Site Selection – Site Commentary

Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

This area is already densely populated and there was general agreement concerning the implications for existing infrastructure (in particular surgeries and highways). Stoney Lane would need widening which the parish council would be against. Traffic in Turnpike Road would be an issue. Flooding issues were also highlighted. There was general concern about the loss of visual amenity as the area in one of the gateways into Ashmore Green. There was an appeal on the site about 5 years ago, and the Inspector determined a height over which development shouldn't go due to landscape implications. The site is very steep in places. The area is an important resource for birdwatchers, walkers and horse riders. Flooding of Manor Park, Waller Drive, Creswell Close and Turnpike Industrial Estate in 2007.

SA/SEA:

The SA/SEA indicates that there would be predominantly neutral impact on sustainability. There are no significant, sustainability impacts from this site. The site is well located for local services and facilities including opportunities for walking, cycling and use of public transport. All of these have a positive impact on sustainability. The rural nature of the site means that development could have a negative impact on environmental sustainability; mitigation in terms of landscaping could help to reduce this impact.

Proposed development (from SHLAA submission):

The site is proposed for approximately 100 dwellings, with a mix of types and sizes. Affordable housing would be provided as part of the scheme. Site promoters confirm that the existing access to the site could be retained and upgraded and that the principle of widening Stoney Lane has been previously agreed. Various assessments have been submitted alongside the Call for Sites form, including a Landscape Assessment, Visual Impact Assessment, Habitat Survey, Bat Survey and SFRA.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW046	Site Address:	Quantel LTD, 31 Turnpike Road, Newbury
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Development Potential:	55-4 dwellings (1.8ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Protected employment area
- Surface water flood risk

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047 A	Site Address:	South East Newbury (Site 1) Land Adjoining New Road, Newbury
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Development Potential:	30 dwellings	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Ancient woodland and TPOs
- Loss of the gap between Newbury and Greenham
- Once appropriate buffers are provided for the ancient woodland the remaining developable area is considered too small to allocate.

Site Assessment

Parish Council consultation response:	Town Council would like to see the whole of NEW047 to be retained as green space. This view is also held by the parish council. The sites forming NEW047 are ecologically sensitive and development could have an impact on the landscape as development in this location would be visually prominent. The gap between Greenham and Newbury should be retained. Would like to see areas for allotments, community growing or formal recreation space. This site is a designated local wildlife site. The parish council would like NEW047 to be considered as a whole.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Constraints associated with ancient woodland unlikely to be overcome.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047B	Site Address:	South East Newbury (site 2) Land north of Draytons View, Newbury
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Development Potential:	69 30 dwellings (2.29ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Medium/high landscape sensitivity - Loss of the gap between Newbury and Greenham
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Site Assessment

Parish Council consultation response:	<p>Town Council would like to see the whole of NEW047 to be retained as green space. This view is also held by the parish council. The sites forming NEW047 are ecologically sensitive and development could have an impact on the landscape as development in this location would be visually prominent. The gap between Greenham and Newbury should be retained. Would like to see areas for allotments, community growing or formal recreation space.</p> <p>This site is a popular dog-walking area and is well used by the community. Green spaces are a valuable resource as they take pressure of Greenham Common</p> <p>The parish council would like NEW047 to be considered as a whole.</p> <p>At preferred options the Parish Council did not comment on this site.</p>
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (from LSA)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary	N	Adjacent to settlement boundary

* Any 'yes' response will rule the site out

B) Considerations		
Criteria	Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N
	Racehorse Industry	N
Flood risk	Flood Zone 2	N
	Groundwater flood risk	N
	Surface water flood risk	N
	Critical Drainage Area	N
Contamination / pollution	Air Quality	N-U
	Contaminated Land	N
	Other	
Highways / Transport	Access issues	N
	Highway network suitability	Y

[The site is close to an Air Quality Management Area.](#)

An acceptable access can be obtained onto New Road. If land could be acquired an additional, secondary access, could be provided on to Draytons View and Spa Meadow Close.

[Highway comments made on larger site area. Site area reduced as a result of Preferred Options consultation responses from site promoter.](#)
Development is likely to generate approximately 414 daily vehicle movements, including about 41 during the 08:00 to 09:00 AM peak. The impact would need to be assessed through a Transport Assessment. Traffic is likely to distribute via Greenham Road into Newbury or south via Pinchington Lane. These routes are congested

Site Selection – Site Assessment

			during peak travel periods.
	Public Transport network	Y	There are a number of public transport options available in Newbury. 2 buses an hour pass the site.
	Footways/Pavements	Y	There are pavements throughout Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Y	Area of medium / high landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is close to local amenity space, although development on some of NEW047 could reduce access to local amenity space.
	Rights of Way affected	<u>AN</u>	A right of way passes <u>close to the site</u> along the <u>northern boundary of the site</u> .
	Play areas nearby	Y	The site is close to local play facilities for children.
Ecology / Environmental / Geological	Protected species	Y	Great crested newts are present on the site
	Ancient woodland	A	
	Tree Preservation Orders	A	
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (e.g. BOA)	Y	Site is within BOA. The site is in close proximity to the area covered by the West Berkshire Living Landscape Project.
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility services	Presence of over head cables / underground pipes	N	
	Water supply	N	Prior to preferred options TW made the following comments. TW have significant concerns regarding water supply, specifically water resource capability. No additional comments made at preferred options, although comments on NEW047D stated TW had no concerns regarding water supply.
	Wastewater	N	TW have concern regarding wastewater services.
	Groundwater source protection zone (SPZ)	Y	SPZ2.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW047A, NEW047H, NEW047C		
Other (anything else to be considered)	All NEW047 sites could be considered as one site. Development here would reduce the green gap between Newbury and Greenham		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047B	Site Address:	South East Newbury	Development Potential:	69 <u>30</u> dwellings (2.29ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to local services and facilities and open space at Greenham Common and the proposed country parkland at Sandford Park.		The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	?	A right of way runs along the northern boundary of part of the site. The site is used as local amenity space by the local community	Design of the site could protect and enhance aspects of the GI.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to services and facilities at Newbury Retail Park and Newbury College.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	A regular bus service passes the site. There are opportunities for walking and cycling into Newbury town centre.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is within a BOA and adjacent <u>close</u> to Ancient woodland. Potential for reptiles, amphibians and badgers on the site. <u>In addition the site is in close proximity to the area covered by the West Berkshire Living Landscape Project.</u>	Appropriate buffers would be required. Protection of the Ancient Woodland would need to be ensured through transfer of ownership to approved body. Hydrological surveys to protect spring <u>within ancient woodland would be required.</u> Reptile, amphibian and badger surveys would be required. Green link from the site to the Racecourse required. <u>Development will be expected to support and make a positive contribution to the Living Landscape Project.</u>	Without careful design development of this site could have a negative impact on environmental sustainability, however, there is the opportunity to have a positive impact on environmental sustainability with careful design.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Area of Medium/High landscape sensitivity. Views from the north west of the site over the whole of Newbury.	Design and development of part of the site would reduce the impact of the site on the landscape	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+ / ?	The site is well related to existing settlement in Greenham. Development of the <u>a larger area than proposed</u> whole site could lead to coalescence of Newbury and Greenham.	Only the northern part of the site is proposed for development which will ensure Newbury and Greenham do not coalesce. <u>Site area reduced to ensure maintenance of gap between settlements.</u>	Unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0-	Unlikely to have an impact on air quality. <u>Traffic generated from the site is likely to use the A339 and pass through the area covered by an Air Quality Management Area</u>	<u>Travel planning techniques will be required to encourage residents to consider alternative modes of travel to the private car. Improving</u>	Unlikely to have an impact on any aspect of sustainability. <u>The proximity of the site to the AQMA means that there could be</u>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
		0		vehicle emissions standards over time will also help to reduce the impact.	a negative impact on environmental sustainability. Mitigation measures will help to reduce this impact.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	There is no flood risk on the site.	SUDs would need to be provided.	Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant issues with this site. The site is well related to existing development both to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of medium/high landscape sensitivity and so there could be a negative impact on environmental sustainability should development take place. Careful design and landscaping mitigation measures could reduce this impact. The site is adjacent to ancient woodland and may have protected species on the site, both of which could be negatively affected by development, impacting negatively on sustainability. Appropriate mitigation measures, including buffers and maintenance of a green corridor between the site and Newbury racecourse would help to mitigate the impact. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047B	Site Address:	South East Newbury	Development Potential:	69 30 dwellings (2.29ha at 30dph)
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Recommendation:

[The site is recommended for allocation.](#)

[At preferred options](#) the site [was](#) is not recommended for allocation.

Justification:

[A smaller site area was submitted as part of the preferred options consultation. There are no significant issues relating to this site. Significant areas of public open space would be provided and protected in perpetuity as a result of development in this area.](#)

~~Development of the site would have an impact on the character of the landscape. Is less well related to Newbury than other sites in this group.~~

Discussion:

Site Description:

The site is located to the south of Newbury between Newbury and Greenham. It is well related to existing development with access to Newbury Retail Park, Newbury College and in to the town centre. Development here would reduce the gap between Newbury and Greenham.

Landscape:

The site is in an area of medium/high landscape sensitivity, with views over the whole of Newbury. Development here would change the character of the landscape.

Flood Risk:

The site is in FZ1. An ordinary water course is present on the site. An FRA would be required taking into account surface water flooding. SUDs would need to be provided.

Highways /Transport:

~~No specific comments have been made on this site.~~

[Any development in this area would need to have the traffic impact assessed by a Transport Statement/Assessment. Traffic would use Greenham Road and Pinchington Lane, both of which are congested during peak travel periods.](#)

[Acceptable access can be obtained onto New Road. Secondary access could be provided via Draytons View and Spa Meadow Close if additional land could be acquired.](#)

Ecology:

The site is adjacent [close](#) to ancient woodland within a BOA. ~~Appropriate buffers would need to be provided.~~ [The site is in close proximity to the area covered by the West Berkshire Living Landscape Project. Development will need to support and make a positive contribution to this project.](#) Hydrological surveys would be required to protect the springs on the [larger](#) site and within the ancient woodland. There is potential for reptiles, amphibians and badgers on the site and appropriate surveys would be required. A green link to the Racecourse would need to be provided.

Archaeology:

No known archaeology issues.

Education:

~~Local primary school provision is at capacity.~~ [Consultation with the Local Education Authority has confirmed that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site.](#) No comments have been received regarding secondary school provision.

Environmental Health:

No known air, noise issues.

Potential for contamination due to previous use of adjacent site as landfill. [Further investigation of the site](#)

Site Selection – Site Commentary

[would be required.](#)

[The site is close to an Air Quality Management Area. It is likely that traffic generated from the site will pass through the AQMA. Mitigation measures, in the form of travel planning will be required to encourage residents to consider alternatives modes of travel to the private car.](#)

Minerals and Waste:

The site is underlain by mineral deposits and adjacent to former minerals workings, which suggests there would be potential for extraction. Consideration of policies 1 & 2 of the RMLP would be required.

No known waste issues.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

Site is within a SPZ. [Although the EA has not raised any objections to development within SPZs, care would need to be taken to ensure no opportunities for contamination of groundwater occurred.](#)

Thames Water:

Comments made in relation to area B, C and D [prior to the preferred options consultation.](#)

Significant concern regarding Water Supply capability, specifically water resources capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

[No revised comments were received for this site, although comments for NEW047D were submitted which stated that Thames Water no longer had concerns regarding Water Supply capability.](#)

Parish Council:

Comments made regarding NEW047 as a whole.

Town Council would like to see the whole of NEW047 to be retained as green space. This view is also held by the parish council. The sites forming NEW047 are ecologically sensitive and development could have an impact on the landscape as development in this location would be visually prominent.

The gap between Greenham and Newbury should be retained. Would like to see areas for allotments, community growing or formal recreation space.

This is very popular for dog-walking and well used by the local community. Such green spaces are a very valuable resources as they take pressure off Greenham Common.

[At preferred options the Parish Council did not comment on this site.](#)

Preferred Options Consultation Key Issues:

[Response received from site promoter. Reasons for rejection can be overcome and site capacity reduced to 33 dwellings.](#)

[For full consultation response and Council response please see Statement of Consultation.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral impact on sustainability. There are no significant issues with this site. The site is well related to existing development both to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of medium/high landscape sensitivity and so there could be a negative impact on environmental sustainability should development take place. Careful

Site Selection – Site Commentary

design and landscaping mitigation measures could reduce this impact. The site is adjacent to ancient woodland and may have protected species on the site, both of which could be negatively affected by development, impacting negatively on sustainability. Appropriate mitigation measures, including buffers and maintenance of a green corridor between the site and Newbury Racecourse would help to mitigate the impact. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is being promoted as one of a number of sites in South East Newbury with a Master Plan to deliver new areas of public open space, wildlife habitats, footpaths and cycleways, together with approximately 400 dwellings. Eight individual sites have been submitted as part of the master plan.

[At preferred options the site promoter stated that the site area and capacity has been reduced to approximately 33 dwellings.](#)

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047C	Site Address:	South East Newbury (Site 3) Land to the east of Greenham Road
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Development Potential:	65 dwellings 84 dwellings (2.8ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Medium/high landscape sensitivity
- Loss of gap between Newbury and Greenham

Site Assessment

Parish Council consultation response:	<p>Town Council would like to see the whole of NEW047 to be retained as green space. This view is also held by the parish council. The sites forming NEW047 are ecologically sensitive and development could have an impact on the landscape as development in this location would be visually prominent. The gap between Greenham and Newbury should be retained. Would like to see areas for allotments, community growing or formal recreation space.</p> <p>This is very popular for dog-walking and well used by the local community. Such green spaces are very valuable resources as they take pressure of Greenham Common.</p> <p>The parish council would like NEW047 to be considered as a whole.</p> <p>At preferred options the Parish/Town councils did not comment on this site.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within Settlement Boundary		N	Adjacent to settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N-U	The site is close to an Air Quality Management Area.
	Contaminated Land	N	Historic landfill site 90m from western boundary.
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	Comments have not been made on this site.
	Public Transport network	Y	There are a number of public transport options available in Newbury. 2 buses an hour pass the site.
	Footways/Pavements	Y	There are pavements throughout Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Y	Site is in an area of medium / high landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is close to local amenity space, although development on some of NEW047 could reduce

Site Selection – Site Assessment

			access to local amenity space.
	Rights of Way affected	A	Right of way passes along the northern boundary of the site
	Play areas nearby	Y	Site is close to local play facilities for children.
Ecology / Environmental / Geological	Protected species	Y	Great crested newts present on the site
	Ancient woodland	A	Adjacent to the site
	Tree Preservation Orders	A	
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (e.g. BOA)	Y	Site is within a BOA. In close proximity to the area covered by the West Berkshire Living Landscape project.
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement.
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	Prior to preferred options TW made the following comments. TW have significant concerns regarding water supply, specifically water resource capability. No additional comments made at preferred options, although comments on NEW047D stated TW had no concerns regarding water supply.
	Wastewater	N	Prior to preferred options TW made the following comments: TW have significant concerns regarding wastewater services. No additional comments made at preferred options, although comments on NEW047D stated TW had concerns regarding wastewater services.
	Groundwater source protection zone (SPZ)	Y	SPZ2. Investigation into adjacent site would be required.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW047A, NEW047H, NEW047B		
Other (anything else to be considered)	NEW047 could be considered as a whole. Development here would reduce the green gap between Newbury and Greenham		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047C	Site Address:	South East Newbury	Development Potential:	65 dwellings 84 dwellings (2.8ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to local services and facilities and open space at Greenham Common and the proposed country parkland at Sandlesford Park.		The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	?	A right of way runs along the southern and eastern boundary of part of the site. The site is used as local amenity space by the local community	Design of the site could would need to protect and enhance aspects of the GI.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to services and facilities at Newbury Retail Park and Newbury College.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well giving easy access to the strategic road network. And public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	A regular bus service passes the site. There are opportunities for walking and cycling into Newbury town centre.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and	?	Additional traffic could result in road safety concerns, but any		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	improve safety?		development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is within a BOA and adjacent to ancient woodland. Potential for reptiles, amphibians and badgers on the site. The site is in close proximity to the area covered by the West Berkshire Living Landscape Project.	Appropriate buffers would be required to the ancient woodland. Protection of the Ancient Woodland would need to be ensured through transfer of ownership to approved body. Hydrological surveys to protect spring. Reptile, amphibian and badger surveys would be required. Green link from the site to the Racecourse required. Development will be expected to support and make a positive contribution to the Living Landscape Project.	Development of this site could have a negative impact on environmental sustainability unless appropriate mitigation measures are introduced.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Area of Medium/High landscape sensitivity. Views from the site over the whole of Newbury.	Design and development of part of the site would reduce the impact of the site on the landscape	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+ / ?	The site is well related to existing development within Newbury. Development of the whole site could lead to coalescence of Newbury and Greenham.	Only the northern part of the site is proposed for development which will ensure Newbury and Greenham do not coalesce. Careful design and the retention of the open space between the site and others within the NEW047 group would be required in perpetuity, to retain the character of the area.	Unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets.		
	Will it promote, conserve and enhance the District's	0	The site is close to cultural facilities in Newbury, but unlikely to have an		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	cultural assets?		impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0-	Unlikely to have an impact on air quality <u>Traffic generated from the site is likely to use the A339 and pass through the area covered by an Air Quality Management Area</u>	<u>Travel planning techniques will be required to encourage residents to consider alternative modes of travel to the private car. Improving vehicle emissions standards over time will also help to reduce the impact.</u>	Unlikely to have an impact on any aspect of sustainability. <u>The proximity of the site to the AQMA means that there could be a negative impact on environmental sustainability. Mitigation measures will help to reduce this impact.</u>
	Will there be an impact noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	SUDs would need to be provided	Unlikely to have an impact on any element of sustainability.
<u>11. To ensure a strong, diverse and sustainable economic base</u>	<u>Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?</u>	<u>0</u>	<u>Not considered relevant</u>		<u>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards</u>
	<u>Will it promote and support key business sectors and utilise employment land effectively and efficiently?</u>	<u>0</u>	<u>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use</u>		<u>economic development in the short term through the construction of the site, it is not seen to promote key</u>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		business sectors and business development in the longer term.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant issues with this site. The site is well related to existing development to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of medium/high landscape sensitivity and so there could be a negative impact on environmental sustainability should development take place. Careful design and landscaping mitigation measures could reduce this impact. The site contains is adjacent to ancient woodland, and may have protected species on the site, both of which could be negatively affected by development, impacting negatively on sustainability. Appropriate mitigation measures, including buffers and maintenance of a green corridor between the site and Newbury racecourse would help to mitigate the impact. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
Site ID:	NEW047C	Site Address:	South East Newbury	Development Potential:	65 dwellings 69 dwellings (2.29ha at 30dph)

Recommendation:

[The site is recommended for allocation](#)

[At preferred options 1](#) The site was not recommended for allocation.

Justification:

[A reduced development potential was submitted as part of the preferred options consultation. There are no significant issues relating to this site. Significant areas of public open space would be provided and protected in perpetuity as a result of development in this area.](#)

~~Development of the site would have an impact on the character of the landscape. The site has views over the whole of Newbury. Other sites in Newbury are considered more appropriate for development.~~

Discussion:

Site Description:

The site is located to the south of Newbury between Newbury and Greenham. It is well related to existing development with access to Newbury Retail Park, Newbury College and in to the town centre. Development here would reduce the gap between Newbury and Greenham.

Landscape:

The site is in an area of medium/high landscape sensitivity. [Sensitive design and restricting development to the lower portion of the site would be required to limit the impact of development on the character of the landscape, and limit the impact on the views over Newbury to Donnington Castle from the site.](#) ~~With views over the whole of Newbury. Development here would change the character of the landscape.~~

Flood Risk:

The site is in FZ1. An ordinary water course runs through the site. An FRA would be required taking into account surface water. SUDs would need to be provided.

Highways /Transport:

No specific comments have been made on this site, [however, comments made for NEW047B and NEW047D are considered appropriate for this site.](#)

[Any development in this area would need to have the traffic impact assessed by a Transport Statement/Assessment. Traffic would use Greenham Road and Pinchington Lane, both of which are congested during peak travel periods.](#)

Ecology:

The site is adjacent to ancient woodland within a BOA. [The site is in close proximity to the area covered by the West Berkshire Living Landscape Project. Development will need to support and make a positive contribution to this project.](#)

Appropriate buffers would need to be provided. Hydrological surveys would be required to protect the springs on the site and within the ancient woodland. There is potential for reptiles, amphibians and badgers on the site and appropriate surveys would be required. A green link to the Racecourse would need to be provided.

Archaeology:

No known archaeology issues.

Education:

~~Local primary school provision is at capacity.~~ [Consultation with the Local Education Authority has confirmed that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site.](#) No comments have been received regarding secondary school provision.

Environmental Health:

Site Selection – Site Commentary

No known air, noise issues.

Potential for contamination due to previous use of adjacent site as landfill. [Further investigation of the site would be required.](#)

[The site is close to an Air Quality Management Area. It is likely that traffic generated from the site will pass through the AQMA. Mitigation measures, in the form of travel planning will be required to encourage residents to consider alternatives modes of travel to the private car.](#)

Minerals and Waste:

The site is underlain by mineral deposits and adjacent to former minerals workings, which suggests there would be potential for extraction. Consideration of policies 1 & 2 of the RMLP would be required.

No known waste issues.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. Site is within a SPZ2. [Although the EA have not raised any objections to development within SPZs, care would need to be taken to ensure no opportunities for contamination of groundwater occurred.](#) Investigation into potential contamination on adjacent site would be required.

Thames Water:

Comments made in relation to area B, C and D [prior to the preferred options. No further comments made on this site at preferred options.](#)

Significant concern regarding Water Supply capability, specifically water resources capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

[Comments made on NEW047D at preferred options stated that there was no concern regarding water supply capability.](#)

Parish Council:

Comments made regarding NEW047 as a whole.

Town Council would like to see the whole of NEW047 to be retained as green space. This view is also held by the parish council. The sites forming NEW047 are ecologically sensitive and development could have an impact on the landscape as development in this location would be visually prominent.

The gap between Greenham and Newbury should be retained. Would like to see areas for allotments, community growing or formal recreation space.

This is very popular for dog-walking and well used by the local community. Such green spaces are very valuable resources as they take pressure off Greenham Common.

[The Town/Parish Councils did not comment on this site at preferred options](#)

Preferred Options Consultation Key Issues:

[Response received from site promoter. Reasons for rejection can be overcome and site capacity reduced to 65 dwellings.](#)

[For full consultation response and Council response please see Statement of Consultation.](#)

Site Selection – Site Commentary

SA/SEA:

The SA/SEA indicates a predominantly neutral impact on sustainability. There are no significant issues with this site. The site is well related to existing development both to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of medium/high landscape sensitivity and so there could be a negative impact on environmental sustainability should development take place. Careful design and landscaping mitigation measures could reduce this impact. The site is adjacent to ancient woodland and may have protected species on the site, both of which could be negatively affected by development, impacting negatively on sustainability. Appropriate mitigation measures, including buffers and maintenance of a green corridor between the site and Newbury racecourse would help to reduce the impact. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is being promoted as one of a number of sites in South East Newbury with a Master Plan to deliver new areas of public open space, wildlife habitats, footpaths and cycleways, together with approximately 400 dwellings. Eight individual sites have been submitted as part of the master plan.

[At preferred options the site promoter suggested the site be promoted for 65 dwellings. Development of the site, alongside area B would provide opportunities for a continuous network of public open space, foot and cycle ways in the area.](#)

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047D	Site Address:	South East Newbury (site 4) Land to the north of Haysoms Drive
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Development Potential:	116 dwellings (3.87ha at 30dph) 140 - 160 dwellings	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Surface water flood risk
- Loss of gap between Newbury and Greenham

Site Assessment

Parish Council consultation response:	<p>Town Council would like to see the whole of NEW047 to be retained as green space. This view is also held by the parish council. The sites forming NEW047 are ecologically sensitive and development could have an impact on the landscape as development in this location would be visually prominent. The gap between Greenham and Newbury should be retained. Would like to see areas for allotments, community growing or formal recreation space. The parish council would like NEW047 to be considered as a whole.</p> <p>At preferred options the Town Council stated that they would want assurance that the green lung between Newbury and Greenham, which extends beyond the site and across the area would be conserved in perpetuity</p>
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A) Automatic exclusion

Criteria	Yes/No*	Comments	
Less than 5 dwellings	N		
Planning Permission	N		
Within flood zone 3	N		
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to settlement boundary

* Any 'yes' response will rule the site out

B) Considerations

Criteria	Yes / No / Unknown / Adjacent	Comments	
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	<u>N</u>	The site is close to an Air Quality Management Area.
	Contaminated Land	U	Site is former landfill so there is potential for some contamination.
	Other		
Highways / Transport	Access issues	N	Acceptable accesses can be obtained onto Pinchington Lane and Greenham Road.
	Highway network suitability	U	Development is likely to generate approximately 696 daily vehicle movements, including about 70 during the 08:00 to 09:00 AM peak. The impact would need to be assessed through a Transport Assessment. Traffic would distribute via Greenham Road into Newbury or south via Pinchington Lane. These routes are congested during peak travel periods.
	Public Transport network	Y	There are a number of public transport options available in Newbury, with options passing the

Site Selection – Site Assessment

			site . 2 buses an hour pass the site.
	Footways/Pavements	Y	There are pavements throughout Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Site is in area of low/medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is close to local amenity space, although development on some parts of NEW047 could reduce access to local amenity space.
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	Y	Great crested newts present on the site
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>e.g. BOA</i>)	<u>Y</u>	Site is adjacent to the area covered by the West Berkshire Living Landscapes Project.
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to existing settlement
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	<u>NY</u>	TW have significant concern in relation to water supply, specifically water resource capability. No concerns raised regarding Water supply.
	Wastewater	N	TW have significant concern in relation to wastewater services
	Groundwater source protection zone (SPGZ)	Y	SPZ2. Investigation of adjacent site for contamination required.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW047C, NEW056, NEW008		
Other (anything else to be considered)	Development of the site could lead to filling in of the gap between Newbury and Greenham. NEW047 could be considered as one site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047D	Site Address:	South East Newbury	Development Potential:	116 dwellings (3.87ha at 30dph) 140 - 160 dwellings
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to local services and facilities and open space at Greenham Common and the proposed country parkland at Sandlesford Park.		The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI	Design of the site could protect and enhance aspects of the GI, by opening up part of the site as public open space.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to services and facilities at Newbury Retail Park and Newbury College.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving each access to the strategic road network, and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	A regular bus service passes the site. There are opportunities for walking and cycling into Newbury town centre.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and	?	Additional traffic could result in road safety concerns, but any		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	improve safety?		development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site contains breeding ponds for great crested newts. The site is adjacent to the area covered by the West Berkshire Living Landscape Project.	The site could only be developed if land is retained for GCN's is secured and managed in perpetuity, with a link under the road to NEW047C. The site promoters propose retaining much of the site as open space/habitat creation in perpetuity. Development will be expected to support and make a positive contribution to the Living Landscape Project.	Without careful design development of this site could have a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Area of low/medium landscape sensitivity	Design and development of part of the site would reduce the impact of the site on the landscape	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site is well related to existing development within Newbury and Greenham. Development of the whole site would lead to coalescence of Newbury and Greenham.	Two parts of the site are proposed for development, a section to the west of the site and a section along the northern boundary. This would maintain the gap between Newbury and Greenham. The area between the two proposed developable areas would need to be protected in perpetuity. The site promoter has confirmed this is the intention.	Development of the site could have a negative impact on sustainability without appropriate mitigation measures to ensure the gap between Newbury and Greenham is maintained.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of	0	The site is close to historical features, but unlikely to have an		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	the historic environment?		impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0-	Unlikely to have an impact on air quality Traffic generated from the site is likely to use the A339 and pass through the area covered by an Air Quality Management Area	Travel planning techniques will be required to encourage residents to consider alternative modes of travel to the private car. Improving vehicle emissions standards over time will also help to reduce the impact.	Unlikely to have an impact on any aspect of sustainability. The proximity of the site to the AQMA means that there could be a negative impact on environmental sustainability. Mitigation measures will help to reduce this impact.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0?	Unlikely to have an impact on soil quality Development of the site could result in improved soil quality through decontamination of the existing site.	Decontamination works would be required on the site	
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	A small area of the site is at risk from surface water flooding.	An FRA and appropriate mitigation, including SUDs would need to be provided.	Flooding can have a negative impact on sustainability unless appropriate mitigation measures are introduced.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant issues with this site. The site is well related to existing development both to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of low/medium landscape sensitivity and so it is unlikely that there would be an impact on sustainability, especially with mitigation measures introduced. There are great crested newts on the site, which without adequate protection and green corridors would mean development would have a negative impact on sustainability. [The site is a former landfill site, therefore, there is potential for contamination. Appropriate mitigation and decontamination works would be required to ensure there is no negative impact on sustainability.](#) A small area of the site is at risk from surface water flooding, but with appropriate mitigation the potential negative impact should be mitigated. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
Site ID:	NEW047D	Site Address:	South East Newbury	Development Potential:	69 dwellings (2.29ha at 30dph) <u>140 - 160 dwellings</u>

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to existing development in Newbury and close to local services and facilities. Two [separate](#) areas of the site are promoted for development, which leave a wildlife corridor and maintains [a the](#) gap between Newbury and Greenham.

Discussion:

Site Description:

The site is located to the south of Newbury between Newbury and Greenham. It is well related to existing development with access to Newbury Retail Park, Newbury College and in to the town centre. Development here would reduce the gap between Newbury and Greenham.

Landscape:

The site is in an area of [low/medium/high](#) landscape sensitivity. ~~With views over the whole of Newbury. Development here [w](#)ould change the character of the landscape.~~

Flood Risk:

The site is in FZ1. An FRA would be required taking into account surface water flooding. SUDs would need to be provided.

Highways /Transport:

~~No specific comments have been made on this site.~~

[Transport Assessment work carried out indicates that development of this site would be unlikely to have a significant impact on traffic. It is noted that there is congestion along Greenham Road and Pinchington Lane during peak travel periods. The specific local impact would need to be determined via a Transport Assessment.](#)

Ecology:

~~The site is adjacent to ancient woodland within a BOA. Appropriate buffers would need to be provided. Hydrological surveys would be required to protect the springs on the site and within the ancient woodland.~~

[There is potential for reptiles, amphibians and badgers on the site. An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected. and appropriate surveys would be required. Land would need to be retained for Great Crested Newts and managed in perpetuity, with a link provided under Greenham Road to link with NEW047C.](#)

[The site is adjacent to the area covered by the West Berkshire Living Landscape Project. Development will be expected to support and make a positive contribution to the project.](#)

~~A green link to the Racecourse would need to be provided.~~

Archaeology:

No known archaeology issues.

Education:

~~Local primary school provision is at capacity.~~ [A new primary school is to be provided on the Newbury College Site, to meet demographic growth, including development of new sites. Development at Sandford Park will provide two new primary schools to meet the demand of the strategic site.](#)

No comments have been received regarding secondary school provision.

Environmental Health:

Site Selection – Site Commentary

No known air, noise issues.

[The site is close to an Air Quality Management Area. It is likely that traffic generated from the site will pass through the AQMA. Mitigation measures, in the form of travel planning will be required to encourage residents to consider alternatives modes of travel to the private car.](#)

Potential for contamination due to previous use of adjacent site as landfill. [A contamination report has been carried out by the site promoter. Further work would be required to accompany any planning application on the site.](#)

Minerals and Waste:

~~The site is a former landfill site, having previously been an extraction site. It is understood that waste was deposited in such a way that contamination and remediation may be a significant issue.~~

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site. The site is within a SPZ2. Investigation in to adjacent site would be required [due to potential contamination due to use of sites as landfill.](#)

Thames Water:

~~Comments made in relation to area B, C and D.~~

~~Significant concern regarding water supply capability, specifically water resources capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development.~~

~~A water supply strategy would be required.~~

[No concern raised regarding water supply capability in relation to the site.](#)

Concern regarding wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

Comments made regarding NEW047 as a whole.

Town Council would like to see the whole of NEW047 to be retained as green space. This view is also held by the parish council. The sites forming NEW047 are ecologically sensitive and development could have an impact on the landscape as development in this location would be visually prominent.

The gap between Greenham and Newbury should be retained. Would like to see areas for allotments, community growing or formal recreation space.

This is very popular for dog-walking and well used by the local community. Such green spaces are a very valuable resources as they take pressure off Greenham Common.

[At preferred options the Town Council stated that they would want assurance that the green lung between Newbury and Greenham, which extends beyond the site and across the area would be conserved in perpetuity.](#)

Preferred Options Consultation Key Points:

- Development potential – loss of character and setting a precedent to further develop the adjacent fields. Concern over the ‘gap’ between Newbury and Greenham. Impact on Greenham which has received 2 strategic allocations through the Core Strategy. Housing should be put in other parts of Newbury or on Brownfield sites.
- Highways and transport issues - - the traffic is bad now, where will it all go? Lack of road maintenance. Access and parking concerns. Public transport is seen as acceptable in this part of Newbury with aspirations to improve it.
- Infrastructure – it is already insufficient and won’t cope with more development. Utilities, schools,

Site Selection – Site Commentary

doctors etc mentioned.

- Landscape/setting.
- Ecology – GCNs are on the site requiring appropriate mitigation. Concern over impact of development on Greenham Common.
- Flood risk – surface water runoff after heavy rain.
- Pollution. Noise, air and contamination (the site is a former landfill site).
- Personal – impact on quality of life.
- Complaints about the consultation.

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

There are no significant issues with this site. The site is well related to existing development both to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of low/medium landscape sensitivity and so it is unlikely that there would be an impact on sustainability, especially with mitigation measures introduced. There are great crested newts on the site, which without adequate protection and green corridors would mean development would have a negative impact on sustainability. [The site is a former landfill site, therefore, there is potential for contamination. Appropriate mitigation and decontamination works would be required to ensure there is no negative impact on sustainability.](#) A small area of the site is at risk from surface water flooding, but with appropriate mitigation the potential negative impact should be reduced. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is being promoted as one of a number of sites in South East Newbury with a Master Plan to deliver new areas of public open space, wildlife habitats, footpaths and cycleways, together with approximately 400 dwellings. Eight individual sites have been submitted as part of the master plan.

[Development of predominantly small 1 and 2 bed dwellings is proposed for this site, with a significant amount of public open space/habitat creation between the two area of the site promoted for development.](#)

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047H	Site Address:	Land Adjoining Lamtarra Way
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Development Potential:	40-38 dwellings (1.3ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Loss of gap between Newbury and Greenham.
- Ancient woodland adjacent to the site.
- Without development of NEW047A this site is poorly related to existing settlement.

Site Assessment

Parish Council consultation response:	Town Council would like to see the whole of NEW047 to be retained as green space. This view is also held by the parish council. The sites forming NEW047 are ecologically sensitive and development could have an impact on the landscape as development in this location would be visually prominent. The gap between Greenham and Newbury should be retained. Would like to see areas for allotments, community growing or formal recreation space. The parish council would like NEW047 to be considered as a whole.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Constraints associated with ancient woodland, the setting of development and ecology issues.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Enborne
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Site ID:	NEW048	Site Address:	Land to the West of Oak Tree Cottage, Wheatlands Stable, Wheatlands Lane
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Development Potential:	10.4 dwellings (0.35ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Registered battlefield

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-sum-Donnington
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Site ID:	NEW051	Site Address:	Foxglove House, Love Land, Donnington
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Development Potential:	10 dwellings (0.34ha at 30dph) <5 dwellings	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield. Loss of allotments
- Groundwater flood risk
- Setting of listed building

Site Assessment

Parish Council consultation response:	The Parish Council noted that the principle of development isn't of concern, but implementation could be an issue, especially access on to Love Lane. Would want to keep the car park and allotments. At preferred options the Parish Council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N Y	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Residential garden and allotments
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Potential Access issues
	Highway network suitability	N	No highways comments made on this site.
	Public Transport network	U	There are a number of public transport options in Newbury town centre. An intermittent bus service passes near to the site.
	Footways/Pavements	Y	There are pavements throughout Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Area of medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	U	Extended phase 1 Habitat assessment required
	Ancient woodland	N	
	Tree Preservation Orders	N	

Site Selection – Site Assessment

	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Inappropriate adjacent land uses	N	
Heritage	Archaeology	Y	Site is adjacent to listed building
	Conservation area	N	
	Listed buildings	A	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	A	Site is adjacent to an oil pipeline
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	
	Groundwater source protection zone (SPGZ)	Y	SPZ3. High risk of contamination to groundwater.
AWE consultation Zone	Inner	N	
	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW031A		
Other (anything else to be considered)	Part of the site is allotments, these would need to be retained or replaced should the site be developed.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW051	Site Address:	Foxglove House, Love Lane, Donnington	Development Potential:	40 dwellings (0.34ha at 30dph) <5 dwellings
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to open countryside and a number of services and facilities that could support and encourage healthy, active lifestyles		The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Any loss of the allotments could have an impact on environmental sustainability. However, overall, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Trinity school which are available to the public.		
	Will it protect and enhance green infrastructure across the district?	-	Part of the site is currently used for allotments.	The allotments are proposed to be kept and improved on the existing site.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Newbury. There are a number of public transport options within the town centre. Newbury station is approximately 2.5 km from the site. There are a number of opportunities		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			for walking and cycling to local services and facilities within Newbury.		sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Mature trees on the site	Appropriate buffers could protect trees. Extended Phase 1 Habitat Survey required.	Unlikely that the site would have an impact on any aspects of sustainability as long as appropriate buffers and landscaping are provided.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact on the landscape		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Site is well related to existing development.		Unlikely that the site would have an impact on any aspects of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Site is close to a listed building but unlikely to have an impact on heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to Donnington Castle.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Unlikely that the site would have an impact on any aspects of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	?	Site is partly previously developed, partly residential garden and partly allotments.		Unlikely that the site would have an impact on any aspects of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is within a groundwater flooding risk area, although there is no evidence of flooding on the site.	An FRA and appropriate mitigation, including SUDs would be required.	Flooding can have a negative impact on sustainability. Appropriate mitigation can reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

There are no significant issues relating to sustainability on this site. There are a number of positive impacts on sustainability as the site is close to local services and facilities, with good opportunities for walking, cycling and public transport. Part of the site is allotments, which if developed would have a negative impact on sustainability. The proposals indicate that the allotments will be retained, meaning that the impact on sustainability should be neutralised. The site is within a groundwater emergence zone, although there is no history of flooding on the site. Flooding can impact negatively on sustainability, but with appropriate mitigation measures this impact can be reduced. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
Site ID:	NEW051	Site Address:	Foxglove House, Love Lane, Donnington	Development Potential:	10 dwellings (0.32ha at 30dph) <5 dwellings

Recommendation:

The site is recommended to be included in the settlement boundary review.

Justification:

The site is well related to existing residential development in Newbury. The size of the site means that it could be included in the settlement boundary, rather than allocated as a site for development.

Discussion:

Site Description:

The site is located to the north of Newbury, adjacent to existing development on two sides. The site is close to local services and facilities.

Part of the site is currently allotments, which would need to be retained as part of any scheme proposed.

Landscape:

The site is in an area of medium landscape sensitivity.

Flood Risk:

The site is in FZ1 but is at risk from groundwater flooding, although there is no history of flooding on the site. An FRA and appropriate mitigation, including SUDs, would need to be provided.

Highways /Transport:

No specific comments have been made on this site.

There are a number of public transport options in Newbury, with opportunities for walking and cycling from the site into the Town Centre.

Ecology:

The site contains allotments. An extended phase 1 habitat survey would be required [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.](#) ~~for this site.~~

Archaeology:

There is a listed building adjacent to the site. No other known issues.

Education:

~~Local primary school provision is at capacity.~~ [Consultation with the Local Education Authority has confirmed that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site.](#) No comments have been made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known minerals or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is in an SPZ3. There is a high risk of contamination to groundwater. [Although the EA have not raised any objections to development within SPZs, a case would need to be taken to ensure no opportunities for contamination of groundwater occurred.](#)

Site Selection – Site Commentary

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

The Parish Council do not have an issue with the principle of development on this site, but are concerned about implementation. Maintaining the allotments is seen as important.

[At preferred options the Parish Council did not comment on this site.](#)

Preferred Options Consultation Key Issues raised:

[At preferred options no comments were made on this site.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant issues relating to sustainability on this site. There are a number of positive impacts on sustainability as the site is close to local services and facilities, with good opportunities for walking, cycling and public transport. Part of the site is allotments, which if developed would have a negative impact on sustainability. The proposals indicate that the allotments will be retained, meaning that the impact on sustainability should be neutralised. The site is within a groundwater emergence zone, although there is no history of flooding on the site. Flooding can impact negatively on sustainability, but with appropriate mitigation measures this impact can be reduced. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site promoter proposed detached/semi-detached properties on the site, with the potential to demolish the existing house. Improvements to the village hall car park access and or the allotments could also be made as part of the development.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW053	Site Address:	Land to the north of Mill Hall Schools, Pigeons Farm Road, Newbury
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Development Potential:	20-18 dwellings (0.6ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- TPOs cover majority of site
- Setting of listed building

Site Assessment

Parish Council consultation response:	The parish council would be supportive of development on this site. It is close to other development and bus stops so low density well designed housing on this site would mean another site could be spared. Although there are TPOs on the site these were not seen as a constraint.
--	--

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW054	Site Address:	The Vicarage, Greyberry Copse Road, Newbury
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Development Potential:	10-14 dwellings (0.36ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Significant Archaeological issues.
- Setting of listed church

Site Assessment

Parish Council consultation response:	Concern raised about the impact on the listed church and Audrey Meadows. The site is well used by local residents and the community. Development on the site would be visually prominent. At preferred options the Parish Council did not comment on this site.
--	--

A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule this site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	Highways & Transport Transport were not consulted on this site.
	Public Transport network	Y	There are a number of public transport options in Newbury. An hourly bus service passes near to the site
	Footways/Pavements	Y	There are pavements throughout Newbury
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Site is in an area of medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	U	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	

Site Selection – Site Assessment

	Other (eg. BOA)	Y	Site is within a BOA
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	U	Adjacent to listed building
Heritage	Archaeology	Y	Potentially significant archaeological potential. Medieval chapel, possible medieval settlement and post medieval farmstead. Further assessment required.
	Conservation area	N	
	Listed buildings	A	Adjacent to listed church
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone	U	EA not consulted on this site.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW047H, NEW047B		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW054	Site Address:	The Vicarage, Greyberry Copse Road, Newbury	Development Potential:	104 dwellings (0.36ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to local services and facilities and open space at Greenham Common and the proposed country parkland at Sandford Park.		The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to services and facilities at Newbury Retail Park and Newbury College.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	A regular bus service passes the site. There are opportunities for walking and cycling into Newbury town centre.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.		
5. To protect and enhance	Will it conserve and	0	Unlikely to have an impact on		Without some consideration

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
the natural environment	enhance the biodiversity and geodiversity assets across West Berkshire?		biodiversity		to mitigation measures there could be a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	Site is in an area of medium/high landscape sensitivity.	Landscaping would be required.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is adjacent to the settlement boundary, but is not adjacent to any existing residential development.		Development would have a significant negative impact on the district's heritage assets. It is unlikely that any mitigation measures would reduce this impact to an acceptable level.
	Will it conserve and enhance the significance of the District's heritage assets?	--	Medieval chapel and possible medieval settlement on the site with post medieval farmstead. Archaeology would be a major constraint to development.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact on enjoyment of, or access to them.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change		0	-		sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	Sustainable drainage (SUDs) techniques would be required.	Unlikely to have an impact any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There would be a significant negative impact on environmental sustainability due to the impact on heritage assets of development on this site. The site is well related to local services and facilities, with opportunities for walking and cycling, giving a positive impact on all elements of sustainability. There are uncertain effects on the character of the landscape, as without landscaping mitigation there could be a negative impact. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW054	Site Address:	The Vicarage, Greyberry Cope Road, Newbury	Development Potential:	10 ⁴ dwellings (0.36ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

Archaeology on the site is a major constraint to development. Impact on the adjacent listed building and archaeology would be significant.

Discussion:

Site Description:

The site is located to the south of Newbury, adjacent to the Greenham settlement boundary. There is good access to local service and facilities including Newbury Retail Park, Newbury College and into the town centre.

Landscape:

The site is in an area of medium/high landscape sensitivity.

Flood Risk:

The site is in flood zone 1. SUDs would be required should the site be developed.

Highways /Transport:

Highways & Transport have not been consulted on this site.

Ecology:

Ecology have [has](#) not been consulted on this site.

Archaeology:

Archaeology on the site is a major constraint to development. There is a medieval chapel on the site, with a possible medieval settlement and post medieval farmstead.

Education:

~~Local primary school provision is at capacity.~~ [Consultation with the Local Education Authority has confirmed that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site.](#) No comments have been received regarding secondary school provision.

Environmental Health:

No know air, noise or contamination issues

Minerals and Waste:

Minerals and Waste not consulted on this site.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

EA not consulted on this site

Thames Water:

TW not consulted on this site

Parish Council:

Concern raised about the impact on the listed church and Audrey Meadows. The site is well used by local residents and the community. Development on the site would be visually prominent.

[At preferred options the Parish Council did not comment on this site.](#)

SA/SEA:

Site Selection – Site Commentary

There would be a significant negative impact on environmental sustainability due to the impact on heritage assets of development on this site. The site is well related to local services and facilities, with opportunities for walking and cycling, giving a positive impact on all elements of sustainability. There are uncertain effects on the character of the landscape, as without landscaping mitigation there could be a negative impact on the character of the landscape. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The north eastern part of the site is being proposed for a couple of houses.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW056	Site Address:	Greenacres Gym, Greenham Road
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Development Potential:	40 (planning permission) 1 dwellings (1.36ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- [Planning Permission](#)
- Within the settlement boundary
- Loss of leisure facilities
- Surface water flood risk
- Medium/high landscape sensitivity
- TPOs

Site Assessment

Parish Council consultation response:	Greenacres is seen as a very important facility within the community. Replacement facilities would need to be provided should the site be developed. In principle there is not an issue with development of the site, but the leisure facilities would need to be provided elsewhere.
--	--

A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N- <u>Y</u>	12/02884/FULEXT application for 40 dwellings and redevelopment of leisure facility off site. Approved (Dec 2014)
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW057	Site Address:	Land adjoining Pinchington Lodge, Pinchington Lane, Greenham
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Development Potential:	50.2 dwellings (1.72ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Historic Park and Gardens
- Adjacent to SSSI

Site Assessment

Parish Council consultation response:	The site forms apart of Sandleford Farm which has gradually been eroded. The parish council commented that apart from heritage and landscape issues this is a good place to live, but a balance is required.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	Y	Historic Park and Gardens. Part of Sandleford Priory – listed on the heritage at risk register.
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule this site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW058	Site Address:	Land to the east of Sandleford Lodge mobile home park
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Development Potential:	20-49 dwellings (0.63ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issue:
- Historic Park and Garden

Site Assessment

Parish Council consultation response:	Parish council concerned that much of the historic parkland has been degraded through development and therefore, a precedent has been set.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	Y	Part of Sandleford Priory, listed on the Heritage at Risk Register
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		P	Partly within and partly adjacent to the settlement boundary

*Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW059	Site Address:	Land to the south of Deadmans Lane, Newbury
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Development Potential:	55 54 dwellings (1.79ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issue:
- Historic Park and Garden

Site Assessment

Parish Council consultation response:	Parish council concerned that noise from the road and amenity site would have a detrimental impact on development of this site. Development would increase the traffic problems in the area. This site could provide pedestrian and cycling access to Greenham Common. Concern was raised over the visual impact on the historic park and garden.
--	---

A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	Y	Part of Sandleford Priory, listed on the Heritage at Risk register
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW063	Site Address:	Pear Tree Lane, Newbury
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Development Potential:	40.2 dwellings (1.4ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Ground and surface water flood risk. Evidence of run off from the woodland in 2007 and 2014.
- Distance from play facilities for children
- TPOs
- Possible second battle of Newbury archaeology
- Proximity to waste site

Site Assessment

Parish Council consultation response:	Agreement with the SHLAA assessment of the site. Concerns over the access to the site as it is an unmade road. Potential issues of traffic and flooding. TPOs and wildlife concerns. Concern over the loss of the visual gateway to Ashmore Green and Cold Ash.
--	---

A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Whole site covered by TPOs
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW064	Site Address:	Upper Donnington
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Development Potential:	475 dwellings (15.6ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Ground and surface water flood risk
- Right of way passes through site
- Poor relationship to Newbury
- Setting of Donnington Castle (considered to be so significant that development would not be considered appropriate)
- Oil pipeline

Site Assessment

Parish Council consultation response:	General agreement with the SHLAA assessment of the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	A	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Impact on the historic environment of Donnington Castle
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	Site would need to be considered as a 'strategic site'
Within settlement Boundary		N	Adjacent and outside the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Enborne
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Site ID:	NEW065	Site Address:	Land Adjoining Windermere, Enborne Street, Newbury
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Development Potential:	5 dwellings (0.18ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Registered battlefield

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW067	Site Address:	North Cottage, Oxford Road, Newbury
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Development Potential:	<5 2 dwellings (0.08ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:
 - Less than 5 dwellings

Site Assessment

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

* Any 'yes' response will rule the site out

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen
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Site ID:	NEW070	Site Address:	5 – 155 Kersey Crescent, Newbury
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Development Potential:	Redevelopment of existing flats (75 dwellings), unlikely to be any net gain	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:

- Planning permission for 78 dwellings

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	13/02893. Approved for 78 dwellings
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
Landscape	Grade 1 / II* Park and Gardens	N
	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	N	Not Currently developable
Land Use	N	Protected Employment Land
AWE consultation zone	N	Inner
Relative scale in relation to settlement role and function	N	Inappropriate in scale to the role and function of settlement within the settlement hierarchy
Within settlement Boundary	Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW073	Site Address:	British Telecom Building, Bear Lane, Newbury
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Development Potential:	20 dwellings (0.33ha at 60dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- Flood zone 2
 - Uncertain availability

Site Assessment

Parish Council consultation response:	The Town Council would be happy to see the BT building replaced, and have no objection in principle to the redevelopment of the site. However, given its central position, high-quality mixed use development appropriate to its location in the town would be essential.
--	---

A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW074	Site Address:	Market Street, Newbury
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Development Potential:	135 dwellings (1.5ha at 90dph)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:

- Loss of bus station
- Surface water flood risk. Newbury station experienced flooding in 2007 and 2014
- Conservation area
- Proximity to railway line

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Relative scale in relation to existing settlement	N	
Within settlement boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW075	Site Address:	Waterside Youth Centre, Newbury
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Development Potential:	15 3 dwellings (0.21ha at 60dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Flood risk (adjacent to FZ3, in FZ2)
- Conservation area
- Site is currently unavailable

Site Assessment

Parish Council consultation response:	The town council considered this site is inappropriate for development. It is seen as an essential youth and community centre and should be kept this way. The site would be wasted as a residential space.
--	---

A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	A	Site is adjacent to the Kennet and Avon Canal.
Within significant national or international habitat / environmental / historical protection	SSSI	A
	SAC	N
	SPA	N
	Registered Battlefield	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW076	Site Address:	17 – 21 and land to the rear of 22 – 24 Bartholomew Street
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Development Potential:	15 3 dwellings (planning permission)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Site has planning permission.

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	10/02067/XFULMAJ – approved Dec 2010
Within flood zone 3	A	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW077	Site Address:	18 – 22 Rockingham Road, Newbury
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Development Potential:	11 dwellings (planning permission)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Site has planning permission and was completed as of April 2014.

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	10/02259/OUTMAJ - Approved
Within flood zone 3		A	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW081	Site Address:	Guildgate House, Pelican Lane, Newbury
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Development Potential:	6 dwellings (planning permission)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	11/00967/FULD- Approved
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW082	Site Address:	Sterling Industrial Estate, Kings Road, Newbury
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Development Potential:	46 dwellings (0.77ha at 60dph) 167 dwellings (Planning permission)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- [Planning permission](#)
- Within settlement boundary
- Protected employment land

Site Assessment

Parish Council consultation response:	General agreement that this site should be developed. It is considered that the link road is vital for the delivery of the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N Y	15/00319/FULEXT application for erection of 167 apartments, new link road and car parking. Approved March 2015
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	Y	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW083	Site Address:	49 – 65 Enborne Road, Newbury
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Development Potential:	12 dwellings (planning permission) net gain of 3.	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	12/01014/XFULMA – Approved August 2012
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW084	Site Address:	Hillview House, West Street, Newbury
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Development Potential:	42 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	11/02293/XFULEX – allowed on appeal
Within flood zone 3	Y	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW085	Site Address:	Bankside House, West Mills Newbury
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Development Potential:	13 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site completed 2013/14

Site Assessment

Parish Council consultation response:	Not comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	10/02326/FULMA
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW087	Site Address:	Hutton Close, Newbury
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Development Potential:	85 6 dwellings (1.32ha at 65dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:

- Within the settlement boundary

Site Assessment

Parish Council consultation response:	The Town Council considered that only the southern part of the site has potential for redevelopment. Concern raised over the traffic impact as Shaw Road is already congested. The site suffered from flooding during Jan / Feb 2014.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		A	
Within significant national or international habitat / environmental / historical protection	SSSI	N	Site is adjacent to stream that flows into the River Lambourn SAC/SSSI
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	A	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Enborne
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Site ID:	NEW090	Site Address:	Plot 2, Bell Hill, Newbury
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Development Potential:	65.3 dwellings (2.1ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issue:
 - Registered battlefield

Site Assessment

Parish Council consultation response:	The site is located within the Battlefield.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	Y	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Registered battlefield. Listed on the Heritage at Risk register.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Site is not adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW091 / NEW092	Site Address:	Land at Wash Water (The Chase Phases 1 & 2), Newbury
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Development Potential:	150 4 dwellings (5.05ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Land ownership is a significant issue
- Greenfield
- Surface water flood risk
- Medium/high landscape sensitivity

Site Assessment

Parish Council consultation response:	The Town Council did not comment on this site. Greenham Parish council considers this site to be more sustainable than others discussed within the SHLAA.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Significant land ownership issues will affect deliverability. Part wooded and could result in loss of distinctive settlement character by linking Newbury to Wash Water.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW093	Site Address:	Swan House, Northcroft Lane, Newbury
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Development Potential:	5 dwellings (0.09ha at 60dph)	SHLAA Assessment:	Not Currently developable
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Summary of Site Assessment

- Key Issues:
- Flood Zone 3
 - Within settlement boundary

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW094	Site Address:	Rothwell House, Pembroke Road, Newbury
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Development Potential:	14 dwellings	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Prior approval for change of use to residential.

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	13/02055/PACOU. Approved Oct 2013
Within flood zone 3	Y	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW095	Site Address:	The Quadrant, Pembroke Road, Newbury
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Development Potential:	12 dwellings	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has prior approval for change of use to residential

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	13/01871/PACOU. Approved Sept 2013
Within flood zone 3	Y	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW096	Site Address:	Land off Stoney Lane, Stone Copse, Cold Ash
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Development Potential:	145 3 dwellings (4.76ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Poor relationship to settlement. Not adjacent to the settlement boundary.

Site Assessment

Parish Council consultation response:	This area is already densely populated and there was general agreement concerning the implications for existing infrastructure (in particular surgeries and highways). Stoney Lane would need widening which the parish council would be against. Traffic in Turnpike Road would be an issue. Flooding issues were also highlighted. There was general concern about the loss of visual amenity as the area in one of the gateways into Ashmore Green. There was an appeal on the site about 5 years ago, and the Inspector determined a height over which development shouldn't go due to landscape implications. The site is very steep in places. The area is an important resource for birdwatchers, walkers and horse riders. Flooding of Manor Park, Waller Drive, Creswell Close and Turnpike Industrial Estate in 2007.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Rural nature of the site and impact on rural character and settlement character
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Not adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW097	Site Address:	Land adjacent to Hill View, Wash Water, Newbury
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Development Potential:	5.6 dwellings (0.24ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Relationship to Newbury (not adjacent to Newbury settlement boundary)
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Site Assessment

Parish Council consultation response:	The Town Council agreed with the SHLAA assessment for this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Poor relationship to Newbury, rural location and impact on the identity of Wash Water.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to settlement boundary

* Any 'yes' response will rule site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW098	Site Address:	Trinity School, Love Lane, Shaw
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Development Potential:	9 dwellings (Planning application)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site subject to planning application.

Site Assessment

Parish Council consultation response:	No comments were made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	13/00686/OUTD. Pending Consideration
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Enborne
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Site ID:	NEW100	Site Address:	Wash Common Farm, Enborne Street, Newbury
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Development Potential:	15 4 dwellings (0.48ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Site is within the Battlefield

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW101	Site Address:	24-26 The Broadway and 4 Oxford Street, Newbury
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Development Potential:	12 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	12/02898/FULMAJ. Approved Oct 2013
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW102	Site Address:	Travis Perkins, Mill Lane, Newbury
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Development Potential:	34 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	13/00835/FULEXT. Approved Sept 2013
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	Y	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW103	Site Address:	Sanfoin, Sanfoin Cottage, Garden Close Lane, Newbury
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Development Potential:	50 to 90 Dwellings (3ha at 30dph) <5 dwellings	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: <ul style="list-style-type: none"> - Greenfield - Surface water flood risk - Medium/high landscape sensitivity - Adjacent to Sandford strategic allocation
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Site Assessment

Parish Council consultation response:	Concern raised regarding access to the site and there was general agreement that the site should be left as green space. At Preferred Options the Town Council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Potential access issues. Development potential reduced to allow access via private drive. Comments from Highways: The site can only be accessed via Garden Close Lane which is a public highway but a private street maintained at private expense. The only way the site could connect to the public highway is via the northern section of Garden Close Lane, which provides a shorter distance to the A343 Andover Road, but parcels of land would need to be obtained from three or four houses to widen the road. Sight lines onto Andover Road would be acceptable. The site could be considered as an extension to Sandford Park, with access from Sandford Park.
	Highway suitability	U	Development of 50 – 90 dwellings would generate 300 – 540 daily vehicle movements, including 30 – 54 during the 08:00 to 09:00 AM peak. The

Site Selection – Site Assessment

			<p>impact of such development would need to be assessed by a Transport Assessment. Traffic would distribute via Andover Road into Newbury to the north and the A34 to the south. The Andover road can be congested to the north during peak periods. Site proposed for up to 5 dwellings to allow for access, therefore, traffic generation would be significantly lower than for a larger development on the site.</p> <p>The site could be considered as an extension to Sandlesford Park, with access from Sandlesford Park.</p>
	Public Transport network	U	There are a number of public transport options in Newbury, although only an intermittent bus service passes near to the site.
	Footways/Pavements	U	There are pavements throughout Newbury, although Garden Close Lane does not have a pavement.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity from Core Strategy LSS)	Y	Site is in an area of medium/high landscape sensitivity.
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local recreation ground
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities within the recreation ground.
Ecology / Environmental / Geological	Protected species	U	Extended Phase 1 Habitat assessment required.
	Ancient woodland	N	
	Tree Preservation Orders	A	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within a BOA
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	Site is located on the edge of the Wash Common Plateau, but unlikely to have been within the Newbury 2 nd battlefield. More information needed about large 20 th Century houses.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concerns regarding water supply, specifically water resource capability.
	Wastewater	N	TW have significant concern regarding wastewater services
	Groundwater source protection zone (SPGZ)	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: NEW030		
Other (anything else to be considered)	Site is adjacent to Sandlesford Park (NEW030) allocated development site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW103	Site Address:	Sanfoin Cottage, Garden Close Lane, Newbury	Development Potential:	90 dwellings (3ha at 30dph) <u><5 dwellings</u>
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local facilities and services which could support and encourage health, active lifestyles.	Development of country parkland at Sandleford Park will further encourage opportunities for active, healthy lifestyles.	The site's location close to local services and facilities gives opportunities for walking and cycling, meaning that there could be a positive impact on environmental and social sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities, and within easy travelling distance of a number of employment areas.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options within Newbury. Although an intermittent bus service passes the site, there are opportunities for walking and cycling in the immediate area.	Development at Sandleford Park will improve public transport opportunities within the local area.	The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance	Will it conserve and	+	The site is within a BOA providing	TPOs need to be protected	The site is unlikely to have

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
the natural environment	enhance the biodiversity and geodiversity assets across West Berkshire?		opportunities to improve the area for Biodiversity. The site is also adjacent to TPOs	with appropriate buffers. Extended Phase 1 Habitat survey required	an impact on any aspect of sustainability. The location within a BOA, could lead to a positive impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	The site is currently rural in character enclosed by trees.	Development of Sandleford Park will change the character of the area, making it less rural in nature.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?	The site is currently rural in character enclosed by trees, adjacent to a road of large detached dwellings.	Development of Sandleford Park will change the character of the area, making it less rural in nature.	Unlikely to have an impact on any aspect of sustainability
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is on the Wash Common Plateau near to the Battlefield sites.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any aspect of sustainability
	Will there be an impact noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	-	The site is within a surface water flood risk area.	An FRA would be required and appropriate mitigation measures, including SUDs provided. There has been no history of flooding on the site.	Flooding can have a negative impact on sustainability. Mitigation measures can reduce this impact and in many cases neutralise it.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant impacts from developing this site. The site will have positive impacts on sustainability as it is close to local services and facilities with opportunities for walking, cycling and public transport. There are a number of unknown impacts on sustainability due to the site's location adjacent to the Sandleford Park site. There is a risk of surface water flooding on the site, but with mitigation measures the potential negative impact on sustainability should be neutralise. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW103	Site Address:	Sanfoin Cottage, Garden Close Lane, Newbury	Development Potential:	50 – 90 dwellings <5 dwellings
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Recommendation:

[The site is recommended for inclusion within the settlement boundary.](#)

[At preferred Options the site was not recommended for allocation.](#)

~~The site is not recommended for allocation~~

Justification:

[Development potential for the site has been reduced to 5 dwellings to allow the site to be accessed via the existing private driveway.](#)

[Access is a significant concern should the site come forward for a larger number of dwellings.](#)

~~The site is adjacent to the Sandleford Park strategic site. Significant development has already been allocated to this area. Access to the site is a concern as, unless the site was an extension to Sandleford Park, additional land from third parties would be required to provide a suitable access, which could impact on deliverability.~~

Discussion:

Site Description:

The site is located to the south of Newbury, to the west of Sandleford Park strategic site. The site is adjacent to Garden Close Lane, a rural road in Wash Common.

Landscape:

The site is located in an area of medium / high landscape sensitivity.

Flood Risk:

The site is in FZ1, in a surface water flood risk area. There is no history of flooding on the site. An FRA would be required, and appropriate mitigation provided.

Highways /Transport:

[The development potential of the site has been reduced to allow the site to be accessed via a private drive.](#)

~~The traffic impact of the development would need to be assessed by a Transport Assessment.~~

~~Unless the site was to be an extension to Sandleford Park, access to the site is via Garden Close Lane, which is a narrow rural lane. The lane is public highway, but is a private street maintained at private expense. The only feasible way the site could be connected to the public highway is via the northern section of Garden Close Lane, although parcels of land would need to be obtained from three or four houses to widen the road.~~

Intermittent bus services pass near to the site, although there are opportunities for walking and cycling within Wash Common. Development at Sandleford Park would help to improve public transport services near to the site.

Ecology:

The site is within a BOA. An extended phase 1 habitat survey would be required [together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.](#)

Archaeology:

The site is situated on the edge of the Wash Common plateau, but the site is unlikely to have formed part of the battlefield site.

Additional information is needed on the large 20th Century country house.

Education:

~~Local primary school provision is at capacity.~~ [Consultation with the Local Education Authority has confirmed](#)

Site Selection – Site Commentary

[that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site.](#) No comments made regarding secondary school capacity.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

The site is partly underlain by gravel deposits. Consideration of policy 1 & 2 of the RMLP would be required.

No known waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site. The site is within SPZ2. [Although the EA has not raised any objections to development within SPZs, care would need to be taken to ensure no opportunities for contamination of groundwater occurred.](#)

Thames Water:

[Comments made prior to the reduced developable area:](#)

Significant concern regarding Water Supply capability, specifically water resources capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

Concern raised regarding access to the site. General agreement that the site should be left as green space.

[At preferred options the Town Council did not comment on this site.](#)

Preferred Options Consultation Key Issues:

[Comments received from site promoter requesting the site is considered for 5 dwellings to overcome the access constraint on the site.](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant impacts from developing this site. The site will have positive impacts on sustainability as it is close to local services and facilities with opportunities for walking, cycling and public transport. There are a number of unknown impacts on sustainability due to the location adjacent to the Sandleford Park site. There is a risk of surface water flooding on the site, but with mitigation measures the potential negative impact on sustainability should be neutralised. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

~~The site is proposed for approximately 130 dwellings and is considered to be an unconstrained site that could form an extension to Sandleford Park.~~ [Site is promoted for 5 dwellings, to overcome the access constraint, as up to 5 dwellings can be accessed via a private driveway.](#)

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW104	Site Address:	Land at Warren Road, Newbury
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Development Potential:	10 dwellings (0.32ha at 30dph) <5 dwellings	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - Greenfield - Medium/high landscape sensitivity - Adjacent to Sandleford strategic allocation

Site Assessment

Parish Council consultation response:	Mixed views on this site. One view that the site could be an extension to Sandleford Park and on the other hand it should be kept as green space.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N/Y	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
			N
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	Development potential reduced. Comments made assuming 10 dwellings. Development would be likely to generate approximately 60 daily vehicle movements, including about 6 during the 08:00 to 09:00 AM peak. The traffic impact would be limited. It has been assumed that the site would form part of the Sandleford development.
	Public Transport network	U	There are a number of public transport options in Newbury, although only an intermittent bus service passes near to the site. Improvements associated with Sandleford Park would improve the range of public transport options.
	Footways/Pavements	U	There are pavements throughout Newbury, although only part of Warren Road has a pavement
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Y	Site is in an area of medium / high landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field /	Y	Site is close to the recreation ground

Site Selection – Site Assessment

	Amenity Space nearby		
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to play facilities within the recreation ground
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Relationship to surrounding area	Other (eg. BOA)	Y	Site is within a BOA
	Relationship to settlement	Y	Site is well related to the existing settlement
Heritage	Incompatible adjacent land uses	N	
	Archaeology	U	Site is located on the edge of the Wash Common Plateau, but unlikely to have been within the Newbury battlefield.
	Conservation area	N	
	Listed buildings	N	
Utility Services	Scheduled Monument	N	
	Presence of over head cables / underground pipes	N	
	Water supply	N	TW do not envisage infrastructure concerns. TW have significant concerns regarding water supply, specifically water resource capability.
	Wastewater	Y	TW do not envisage infrastructure concerns.
AWE consultation Zone	Groundwater source protection zone (SPZ)	Y	SPZ2
	Middle	N	
Proximity to railway line	Outer	N	
		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW030		
Other (anything else to be considered)	Site is adjacent to Sandleford Strategic site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW104	Site Address:	Land at Warren Road, Newbury	Development Potential:	40 dwellings (0.32ha at 30dph) <5 dwellings
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to local services and facilities as well as open countryside to support and encourage healthy, active lifestyles.	Development of country parkland at Sandleford Park will further encourage opportunities for active, healthy lifestyles.	The site's location close to local services and facilities gives opportunities for walking and cycling, meaning that there could be a positive impact on environmental and social sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Newbury rugby club.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within Wash Common and near to Newbury town centre.		The site is located close to areas of Employment and education as well as other services and facilities within Newbury, and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are opportunities for walking and cycling in the immediate vicinity of the site. An intermittent bus service passes the site	Development at Sandleford park will improve bus services past the site.	The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	0	The site is within a BOA, so while there are opportunity to improve		The site is unlikely to have an impact on any aspect of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire?		biodiversity the site is unlikely to have a significant impact.		sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is within an area of medium landscape sensitivity.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to existing residential development.	The site is adjacent to Sandlesford Park.	Unlikely to have an impact on any aspect of sustainability
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is on the Wash Common Plateau near to the Battlefield sites.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any aspect of sustainability
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield, residential garden		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	0	There is no flood risk on the site.	SUDs would need to be provided.	Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant sustainability impacts from this site. It is close to local services and facilities within Wash Common and would benefit from the neighbouring development at Sandford Park all of which have a positive impact on sustainability. The site is greenfield could have a negative impact on environmental sustainability. Mitigation measures should be able to reduce the impact on the environment. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
Site ID:	NEW104	Site Address:	Land at Warren Road, Newbury	Development Potential:	10 dwellings (0.32ha at 30dph) <5 dwellings

Recommendation:

[The site is recommended for inclusion within the settlement boundary. At preferred options the site was recommended for allocation.](#)

~~The site is recommended for allocation, and to be included within the settlement boundary review.~~

Justification:

The site is well related to existing development and is a small site adjacent to Sandleford Park. [The settlement boundary review process, will includes the Sandleford Park development within the settlement boundary, which will mean that the site is included within the Settlement boundary and does not need to be allocated.](#)

Discussion:

Site Description:

The site is located to the south of Newbury, east of Wash Common adjacent to Sandleford Park [and the Newbury settlement boundary](#). It is well related to existing residential development with good access to local services and facilities at Wash Common. [The site is currently used as an orchard and vegetable plot.](#)

Landscape:

The site is in an area of medium / high landscape sensitivity.

Flood Risk:

The site is in FZ1. SUDs would need to be provided.

Highways /Transport:

The traffic impact from this site is expected to be limited.

There are public transport links from Wash Common into Newbury, with good opportunities for walking and cycling.

Ecology:

No known issues.

Archaeology:

The site is on the edge of the Wash Common plateau, but is unlikely to have been within the Newbury battlefield.

Education:

~~Local primary school provision is at capacity.~~ [Consultation with the Local Education Authority has confirmed that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site.](#) No comments made regarding secondary school capacity.

Environmental Health:

No known air quality, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. Site in SPZ2.

Thames Water:

~~Significant concern regarding Water Supply capability, specifically water resources capability. Current water~~

Site Selection – Site Commentary

~~supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development.~~

~~A water supply strategy would be required.~~

No [water supply or](#) wastewater infrastructure issues envisaged.

Parish Council:

The ~~Parish~~ [Town](#) Council had mixed views on the site, some wishing it to remain as green space other as a small extension to Sandlesford Park.

[At Preferred Options the Town Council had no further comments to add regarding this site.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability impacts from this site. It is close to local services and facilities within Wash Common and would benefit from the neighbouring development at Sandlesford Park all of which have a positive impact on sustainability. The site is greenfield could have a negative impact on environmental sustainability. Mitigation measures should be able to reduce the impact on the environment. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is proposed for 2 storey 4-5 bedroom houses in keeping with adjoining development.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW105	Site Address:	Land at Yates Copse
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Development Potential:	45 dwellings (1.5ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Surface water flood risk - Proximity to ancient woodland
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Site Assessment

Parish Council consultation response:	<p>This area is already densely populated and there was general agreement concerning the implications for existing infrastructure (in particular surgeries and highways). Stoney Lane would need widening which the parish council would be against. Traffic in Turnpike Road would be an issue. Flooding issues were also highlighted. There was general concern about the loss of visual amenity as the area in one of the gateways into Ashmore Green. There was an appeal on the site about 5 years ago, and the Inspector determined a height over which development shouldn't go due to landscape implications. The site is very steep in places. The area is an important resource for birdwatchers, walkers and horse riders. Concern over the impact on the adjacent ancient woodland. Flooding of Manor Park, Waller Drive, Creswell Close and Turnpike Industrial Estate in 2007.</p> <p>At preferred options the parish council raised concerns regarding the loss of valued views across the rural valley, the impact of the proposed access in relation to the adjacent ancient woodland (Yates Copse), surface water flood risk to neighbouring properties, and significant car dependency due to a lack of public transport options in the area.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	Site is quite large, and not all of it is well related to the existing settlement, therefore, it is likely that only part of the site would be considered for development.
Within settlement boundary		N	Southern part of the site is adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	Small area to south west of the site.
	Critical Drainage Area	A	CDA located immediately to the south of the site.
Contamination / pollution	Air Quality	N	
	Contaminated Land	N-U	Site is close to industrial uses which could have resulted in contamination.
	Other		
Highways / Transport	Access issues	U	Site could be accessed from Waller Drive. This could also provide an alternative access to NEW045.
	Highway network suitability	U	Site has been considered alongside NEW045. Development would generate approximately 720 daily vehicle movements, including about 72 during the 08:00 to 09:00 AM peak. The impact would need to be assessed by a Transport Assessment. Traffic would distribute via the B4009 into Newbury via Turnpike Road and from

Site Selection – Site Assessment

			the A4 and Thatcham. The highway network can be congested during peak travel periods especially the B4009.
	Public Transport network	Y	There are a number of public transport options in Newbury and a number of bus routes pass the Jet Black 1 bus service passes close to the site.
	Footways/Pavements	U	There are pavements throughout Newbury, with pavements linking Waller Drive into the rest of the network.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Site is in an area of medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	A	Site is adjacent to badger Setts . Extended phase 1 habitat survey required
	Ancient woodland	A	
	Tree Preservation Orders	N	
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (<i>e.g. BOA</i>)	N	
Relationship to surrounding area	Relationship to settlement	U	The southern part of the site is well related to the existing settlement; the northern part of the site is not well related.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	No previous work has been done on the site.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage infrastructure concerns
	Wastewater	N	TW have concerns regarding wastewater services.
	Groundwater source protection zone (SPZ)	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW045		
Other (anything else to be considered)	A smaller site area (the southern part adjacent to NEW045) could be considered for development, additional access could be provided to NEW045 through this site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW105	Site Address:	Land at Yates Copse, Newbury	Development Potential:	45 dwellings (4.5ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local services and facilities as well as open countryside and a local recreation ground.		The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. There are limited opportunities for access to sports facilities and little impact on GI, therefore overall this site is unlikely to have an impact on any aspect of sustainability.
	Will it increase opportunities for access to sports facilities?	?	The site is not very close to formal sports facilities, although there is a recreation ground within walking distance of the site.		
	Will it protect and enhance green infrastructure across the district?	0	The site is close to local amenity space, but it is unlikely that the development would impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well giving each access to the strategic road network. And public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Newbury. There are a number of public transport options, including a bus service route pass the passing close to the site and a railway station (Newbury Racecourse) approximately 3km from the site.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			Newbury station is just over 3km from the site. There are a number of opportunities for walking and cycling to local services and facilities.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is adjacent to ancient woodland and a LWS. Badger Setts are present adjacent to the site.	Appropriate buffers would be required and an extended phase 1 Habitat Survey.	The site is open and rural in nature, therefore development could have a negative impact on this element of environmental sustainability. Mitigation works, including appropriate landscaping could help to reduce this impact.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	The site is rural in nature, especially to the north. In an area of medium landscape sensitivity.	Landscape work may be required. Potential to only develop the southern part of the site.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Development is adjacent to existing residential development, although would extend the building line to the north.		The site is unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	No previous work on archaeology has been done on the site.	Archaeological assessment would be required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		The site is unlikely to have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is Greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is within a surface water flood risk area adjacent to a critical drainage area.	An FRA would be required with appropriate mitigation measures, including SUDs. All water generated on/from the site will need to be managed on the site.	Flooding can have a negative impact on all elements of sustainability. Mitigation measures help to reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

There are no significant, sustainability impacts from this site. The site is close to local services and facilities, with opportunities for walking and cycling and good access to the countryside. All of these aspects have a positive impact on sustainability. There are potential negative impacts on environmental sustainability due to the rural location of the site and potential impact on the landscape, and as a result of flood risk on the site. Mitigation measures would help to mitigate this impact, by providing appropriate landscaping and flood mitigation. [Significant flood mitigation and management would be required given the site's proximity to the critical drainage area, through SUDs. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW105	Site Address:	Land at Yates Copse, Newbury	Development Potential:	45 dwellings (1.5ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

Development of this site in addition to NEW045 is considered overdevelopment of the area. NEW045 was considered to be better related to the existing settlement than this site. The potential impact on Yates Copse area of ancient woodland.

[At preferred options the site area promoted was reduced to Area A only \(the southernmost part of the site\). This area of the site is within the existing settlement boundary, although there are concerns regarding the developability of the site due to the requirement for buffers to the ancient woodland.](#)

Discussion:

Site Description:

The site is located to the north of Newbury, close to local services and facilities. [Area A is within the current settlement boundary.](#)

Landscape:

The site is in an area of medium landscape sensitivity. Development would need to be accompanied by landscaping to reduce the impact of development on the character of the landscape.

Flood Risk:

The site is in FZ1. An area of surface water flood risk runs through the centre of the northern part of the site and down the eastern boundary of the southern part of the site. The site is also adjacent to a critical drainage area to the south. An FRA, taking into account surface water flood risk would be required. Appropriate mitigation measures including SUDs would need to be provided. [Any water generated on the site would need to be managed on site.](#)

Highways /Transport:

This site has been assessed along site part of NEW045.

The impact of additional traffic would need to be assessed through a Transport Assessment. Traffic is likely to distribute via a number of routes, many of which are already congested during peak travel periods.

Access can be obtained via Waller Drive, or if developed as part of NEW045 access could be via Stoney Lane, but would need to be widened with footways provided to connect the site to existing footways along Stoney Lane. Other, secondary accesses could be provided via Wansley Gardens, Laud Close and Fleetwood Close.

Ecology:

The site is adjacent to ancient woodland (Yates Copse) and a Local Wildlife Site. Appropriate buffers would be required. The site is adjacent to an area containing badger setts. An extended phase 1 habitat survey would be required [together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.](#)

Archaeology:

No previous work has been carried out on the site.

Education:

~~Local primary school provision is at capacity.~~ [Consultation with the Local Education Authority has confirmed that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site.](#) No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues. [Yates Copse is close to a number of industrial uses, therefore, some consideration of potential for contamination would be required.](#)

Site Selection – Site Commentary

Minerals and Waste:

No known minerals or waste issues.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is within SPZ2. [Although the EA have not raised any objections to development within SPZs, case would need to be taken to ensure no opportunities for contamination of groundwater occurred.](#)

Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

This area is already densely populated and there was general agreement concerning the implications for existing infrastructure (in particular surgeries and highways). Stoney Lane would need widening which the parish council would be against. Traffic in Turnpike Road would be an issue. Flooding issues were also highlighted. There was general concern about the loss of visual amenity as the area in one of the gateways into Ashmore Green. There was an appeal on the site about 5 years ago, and the Inspector determined a height over which development shouldn't go due to landscape implications. The site is very steep in places. The area is an important resource for birdwatchers, walkers and horse riders. [Concern over the impact on the adjacent ancient woodland.](#) Flooding of Manor Park, Waller Drive, Creswell Close and Turnpike Industrial Estate in 2007.

[At preferred options the parish council raised concerns regarding the loss of valued views across the rural valley, the impact of the proposed access in relation to the adjacent ancient woodland \(Yates Copse\), surface water flood risk to neighbouring properties, and significant car dependency due to a lack of public transport options in the area.](#)

Preferred Options Consultation Key Issues:

- [Concern regarding access, flooding, sloping site, traffic issues and proximity to ancient woodland](#)

[The site promoter submitted comments, reducing the site area proposed for development to areas A and B, for 10 dwellings with access, which would provide additional access to NEW045, to be in line with the proposed development at NEW045.](#)

[For full consultation responses and the Council's response please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant, sustainability impacts from this site. The site is close to local services and facilities, with opportunities for walking and cycling and good access to the countryside. All of these aspects have a positive impact on sustainability. There are potential negative impacts on environmental sustainability due to the rural location of the site and potential impact on the landscape, and as a result of flood risk on the site. Mitigation measures would help to mitigate this impact, by providing appropriate landscaping and flood mitigation. [Significant flood mitigation and management would be required given the site's proximity to the critical drainage area, through SUDs. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site submitted is split into a number of areas. Area A is recognised as the part of the site least likely to affect the character and appearance of the surrounding area. ~~No specific proposals have been submitted.~~

Site Selection – Site Commentary

At preferred options Area A only promoted for 10 dwellings, with potential for access to be provided through Area B to NEW045.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW106	Site Address:	Land at Moor Lane Depot, Hill Road, Moor Lane, Speen
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Development Potential:	40-42 dwellings (1.04ha at 40dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Ground and surface water flood risk - Medium/high landscape sensitivity
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Site Assessment

Parish Council consultation response:	The Town Council were concerned about the access to the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate scale in relation to role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	
	Surface water flood risk	Y	Groundwater emergence zone
	Critical Drainage Area	N	
	Air Quality	N	
Contamination / pollution	Contaminated Land	N	
	Other	Y	The site lies within the EA's groundwater vulnerability zone.
Highways / Transport	Access issues	U	Access would could be obtained via Hill Road, that would need to be widened and adopted as public highway. Concern over sight lines onto Speen Lane, however Hill Road would need to be widened and adopted as a public highway. A footway would also be required to connect the site to existing footways along Speen Lane. Sight lines onto Speen Lane are limited and are therefore a concern, as is the gradient up to Speen Lane.
	Highway network suitability	U	Development would generate approximately 252 daily vehicle movements, including about 25 during the 08:00 to 09:00 AM peak. There is some concern over the additional impact on Speen Lane and the gradient of Hill Road to reach Speen Lane.
	Public Transport network	U	There are a number of public transport options in Newbury. 2 bus routes pass near to the site with an hourly service.
	Footways/Pavements	U	There are footways throughout Newbury. A footway would need to be provided along Hill Road.

Site Selection – Site Assessment

Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Y	Site is in an area of medium/high landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to Northcroft and Goldwell Parks
	Rights of Way affected	A	A right of way runs to the south of the site
	Play areas nearby	Y	Site is close to play facilities for children within Goldwell Park.
Ecology / Environmental / Geological	Protected species	U	Extended phase 1 habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	Y	TPO protected trees on the northern boundary
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	No previous work has been done on the site. Assessment unlikely to be required on this site.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	
	Groundwater source protection zone (SPZ)	Y	SPZ3. Major aquifer (10%)
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other	Y	The site is partially underlain by construction aggregates. Policies 1 and 2 of the RMLP are therefore relevant.
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> none		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW106	Site Address:	Land at Moor Lane Depot, Hill Road, Moor Lane, Speen	Development Potential:	40 42 dwellings (1.04ha at 40dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to open countryside and a number of services and facilities that could support and encourage healthy, active lifestyles		The site is very close to a number of parks and recreation grounds as well as Northcroft Leisure Centre and Newbury Town Centre. The site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	Site is close to Northcroft Leisure Centre.		
	Will it protect and enhance green infrastructure across the district?	?	There is a right of way adjacent to the southern boundary of the site, but the site is unlikely to have an impact on GI	Right of way will need to be protected should the site be developed	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education within Newbury town centre. Although road access to the site is currently not good there are a range of opportunities close to the site including the railway station. Development of the site would have a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	++	The site is located very close to Newbury Town Centre, with good opportunities for walking and cycling as well as a range of public transport options within the town centre.		The site is close to local services and facilities which encourage walking or cycling and therefore the site is likely to have a positive impact on environmental and social sustainability from this
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the	Improvements would need to be made to the vehicle access onto Speen Lane and from	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			potential to improve road safety.	Speen Lane onto the Old Bath Road Improvements would need to be made to the vehicle access onto Speen Lane, such that suitable sightlines and the construction of a pedestrian route could be achieved. Improvements would also need to be made to the vehicle access from Speen Lane onto the Old Bath Road.	perspective. However, unless the required highway improvements can be made there could potentially be a negative impact on social sustainability due to safety concerns.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	Potential to have an impact on biodiversity	Extended Phase 1 Habitat Survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected	There would be potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact on the character of the landscape		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to existing development.		Unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There is no previous archaeological work done on the site, therefore, the impact on the district's heritage assets is unknown. No previous work on archaeology has been done on the site, however it is considered unlikely that there would be archaeological interest on the site. It is unlikely that an archaeological assessment would be		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			required as part of a planning application.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0?	Unlikely to have an impact on water quality The site lies within the EA's groundwater vulnerability zone and 10% of the site is underlain by a major aquifer. It is also within a Source Protection Zone (SPZ3) although the EA has no in principle objections to development in SPZs.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Groundwater and surface water flood risk.	No evidence of flooding on the site. An FRA would be required and appropriate mitigation, including SUDs provided.	Flood risk can have a negative impact on sustainability. Mitigation measures including SUDs will help to mitigate this impact.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

The site's location very close to Newbury town centre means that it scores significantly positive in terms of opportunities for sustainable modes of travel and therefore, on sustainability. The site is close to local services and facilities, with easy access to the countryside for supporting active healthy lifestyles, all of which impact positively on sustainability. The area is at risk from ground and surface water flooding, which without appropriate mitigation could have a negative impact on sustainability. [Unless the required highway improvements can be made there could potentially be a negative impact on social sustainability due to safety concerns. It is likely that with regard to biodiversity on the site, appropriate measures would mitigate any negative impact.](#) The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW106	Site Address:	Land at Moor Lane Depot, Hill Road, Moor Lane, Speen	Development Potential:	40-42 dwellings (1.04ha at 40dph)
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Recommendation:

The site is **not** recommended for allocation

[At preferred options the site was recommended as an option for allocation.](#)

Justification:

The site is well related to Newbury Town Centre, close to local services and facilities, with good opportunities for walking and cycling as well as public transport. [However, the site promoter has been unable to demonstrate the ability to achieve suitable sightlines and the construction of a pedestrian route. For these reasons the site is not being proposed to be taken forward for allocation.](#)

Discussion:

Site Description:

The site is located to the west of Newbury, with residential development on two sides of the site. The site is very close to Goldwell Park and Northcroft Leisure Centre.

Landscape:

The site is an area of medium / high landscape sensitivity.

Flood Risk:

The site is in FZ1, within an area of groundwater and surface water flood risk; although there is no evidence that the site has flooded. An FRA would be required and appropriate mitigation, including SUDs provided.

Highways /Transport:

There are some concerns about additional traffic on Speen Lane. Access via Hill Road would need to be widened and adopted as public highway. A Footway would also need to be provided along Hill Road.

The site well related to Newbury for walking, cycling and public transport.

Ecology:

An extended phase 1 habitat survey would be required.

Archaeology:

No previous work carried out on the site.

Education:

Local primary school provision is at capacity. No comments made about secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

~~No known mineral or waste issues.~~

[The site is partially underlain by construction aggregates. Policies 1 and 2 of the RMLP are therefore relevant.](#)

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is within SPZ3, major aquifer (10%). There is a high risk of contamination of groundwater.

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Site Selection – Site Commentary

Parish Council:

In principle the Parish Council do not object to this site, there are some concerns over access to the site.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. The site's location very close to Newbury town centre means that it scores significantly positive in terms of opportunities for sustainable modes of travel and therefore, on sustainability. The site is close to local services and facilities, with easy access to the countryside for supporting active healthy lifestyles, all of which impact positively on sustainability. The area is at risk from ground and surface water flooding, which without appropriate mitigation could have a negative impact on sustainability. [Unless the required highway improvements can be made there could potentially be a negative impact on social sustainability due to safety concerns. It is likely that with regard to biodiversity on the site, appropriate measures would mitigate any negative impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is being promoted for 42 dwellings in a mix of dwellings types and sizes. The site was previously promoted in relation to the Newbury Local Plan and recommended by the Inspector in his December 1999 report. That site was not allocated as there was sufficient land allocated at the time.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW107	Site Address:	Units 1 – 22 River Park Industrial Estate, Ampere Road, Newbury
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Development Potential:	80-78 dwellings (1.2ha at 65dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:

- Flood Zone 3
- Protected employment area

Site Assessment

Parish Council consultation response:	The Town Council think that this site should remain as an industrial area. They suspected that there was standing water close to the site during Jan/Feb 2014.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	Majority of the site is within flood zone 3.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	Y	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW108	Site Address:	Land at Wildwoods, Kendrick Road, Wash Common
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Development Potential:	69 70 dwellings (2.3ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Relationship to Newbury. Site is adjacent to Sandeford strategy allocation, but not adjacent to the settlement boundary itself - Greenfield - Surface water flood risk - Access - Medium/high landscape sensitivity - Local wildlife site
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Site Assessment

Parish Council consultation response:	<p>Greenham Parish council would like to see this site remain as green space. There are access issues on the site.</p> <p>Newbury Town Council would like to see the site considered for a wind turbine as it is the second windiest site in Newbury and could provide energy for Sandeford Park.</p> <p>At preferred options the Parish/Town Councils did not comment on this site.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	Site is adjacent to the River Enborne.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Site is near to but not adjacent to the settlement boundary.

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	A-Y	5% of the site
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	Y	There are potential access issues with this site.
	Highway network suitability	U	No comments have been made on this site.
	Public Transport network	U	While there are a number of public transport options in Newbury only an intermittent bus service passes near to the site.
	Footways/Pavements	U	While there are pavements throughout Newbury there are none on the access route to the site.
Landscape	Located in AONB	N	
	Located in an area of High Landscape Sensitivity (from Core Strategy LSS)	Y	Site is in an area of medium / high landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	Site is some distance from local amenity facilities
	Rights of Way affected	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Play areas nearby	N	Site is some distance from local play facilities.
Ecology / Environmental / Geological	Protected species	U	Site is within an area designate as a UKBAP Woodland.
	Ancient woodland	N	
	Tree Preservation Orders	A	
	Local Wildlife Site	Y	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within a BOA
Relationship to surrounding area	Relationship to settlement	N	The site is poorly related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	Site is within a sensitive HLC. It is the location of a former isolation hospital
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concerns regarding water supply, relating to water resources.
	Wastewater	N	TW have significant concerns regarding wastewater services.
	Groundwater source protection zone	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW030, NEW103, NEW019		
Other (anything else to be considered)	Site is adjacent to Sandleford Park Strategy site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW108	Site Address:	Land at Wildwoods, Kendrick Road, Wash Common	Development Potential:	69 70 dwellings (2.3ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Site will be close to facilities provided at Sandford, but the site itself is unlikely to support and encourage healthy, active lifestyles.		The site is unlikely to have an impact on any aspect of sustainability.
	Will it increase opportunities for access to sports facilities?	0	The site is approximately 2km from facilities at Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	?	The site is some distance from employment opportunities within the town centre. Other sites have better opportunities for access to employment.		The site is unlikely to have an impact on any aspect of sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	?	An intermittent bus route passes the site. There are opportunities for walking and cycling, which could be improved through the development of Sandford.	Development at Sandford Park would be likely to improve opportunities for walking and cycling.	The site itself could lead to a negative impact on environmental and social sustainability without careful planning and design due to the location of the site and limited range of facilities without the Sandford development.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is within a BOA and Local Wildlife Site with TPOs adjacent to the site. Site is within an area designated as UKBAP woodland.	Extended Phase 1 Habitat survey would be required.	Potential for the site to have a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is in an area of medium / high landscape sensitivity, with steep slopes. There are TPOs on many of the trees on the site.	The developable area could be reduced to protect the trees.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site is detached from the existing settlement, although is adjacent to part of the proposed development area at Sandleford.	Development at Sandleford Park would be required to link this site into the existing built environment.	Unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	The site is in a sensitive HLC, and is the site of a previous isolation hospital. Development would be unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield, residential garden		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is adjacent to FZ2, within a surface water flood risk area.	An FRA would be required and appropriate mitigation measures, including SUDs provided.	Flooding has a negative impact on all elements of sustainability. Mitigation measures can reduce this impact.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant sustainability issues with this site. There are no positive impacts from this site as it is some distance from local services and facilities, with limited opportunities for walking, cycling and using public transport. There are a number of uncertain impacts as the site is poorly related to existing residential development. Development could have a negative impact on environmental sustainability without appropriate mitigation and buffers. The site is within a surface water flood risk area, which could have a negative impact on sustainability without appropriate mitigation measures. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
Site ID:	NEW108	Site Address:	Land at Wildwoods, Kendrick Road, Wash Common	Development Potential:	69 70 dwellings (2.3ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site is poorly related to the existing settlement boundary and would require development at Sandford Park to take place before it was adjacent to residential development. The site is largely wooded with many of the trees being protected by TPOs.

Discussion:

Site Description:

The site is located to the south of Newbury adjacent to the southern part of Sandford Park.

Landscape:

The site is in an area of medium / high landscape sensitivity. The site is sloping in places.

Flood Risk:

5% of the site is within FZ2 as the site is adjacent to the River Enborne and an ordinary water course. The site is at risk from a surface water flooding. An FRA would be required and appropriate mitigation including SUDs provided. Any development would need to be at least 8m from the river bank.

Highways /Transport:

No specific comments have been received on this site.

Access to the site would require land from other sites, either from Sandford Park or from ~~New~~[NEW](#)103.

Ecology:

The site is within a BOA and Local Wildlife site. The woodland is designated as UKBAP woodland and many of the trees are protected by TPOS. An extended phase 1 habitat survey would be required [together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.](#)

Archaeology:

The site is a sensitive HLC type and located on the site of a former isolation hospital. Further assessment would be required.

Education:

A local primary school provision is at capacity. [Consultation with the Local Education Authority has confirmed that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site.](#) No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

The site is partly underlain by gravel deposits. Therefore policy 1 & 2 of the RMLP would need to be considered.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

The EA recommend that this site is not allocated as it is partially in FZ2, adjacent to the River Enborne and an ordinary water course. The site is within SPZ2. [Although the EA have not raised any objections to development within SPZs, care would need to be taken to ensure no opportunities for contamination of groundwater occurred.](#)

Site Selection – Site Commentary

Thames Water:

Significant concern regarding Water Supply capability, specifically water resources. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A detailed water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

The [Greenham](#) Parish Council would like to see this site left as green space. Newbury Town Council did suggest that the site could be used for wind turbines to provide energy to Sandleford Park.

[At Preferred Option neither the Town or Parish Council comments on this site.](#)

Preferred Options Consultation Key Issues:

[No comments received on this site.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability issues with this site. There are no positive impacts from this site as it is some distance from local services and facilities, with limited opportunities for walking, cycling and using public transport. There are a number of uncertain impacts as the site is poorly related to existing residential development. Development could have a negative impact on environmental sustainability without appropriate mitigation and buffers. The site is within a surface water flood risk area, which could have a negative impact on sustainability without appropriate mitigation measures. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is being promoted as an extension of Sandleford Park for approximately 46 dwellings, including an element of affordable housing.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW109	Site Address:	Newbury Business Park
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Development Potential:	Unknown – proposed for greater flexibility	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- Protected employment area
 - Flood risk (part of site in FZ3, in FZ2)

Site Assessment

Parish Council consultation response:	The Town Council considered this site is inappropriate for residential development and should be retained for business use.
--	---

A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	P	Site is partly within FZ3.
Within significant national or international habitat / environmental / historical protection	SSSI	A
	SAC	A
	SPA	N
	Registered Battlefield	N
Landscape	Grade 1 / II* Park and Gardens	N
	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	Y
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW110	Site Address:	London Road Industrial Estate, Newbury
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Development Potential:	180 2 dwellings (2.8ha at 65dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

<p>Key Issues:</p> <ul style="list-style-type: none"> - Protected employment area - Flood risk (part of site in FZ3, in FZ2) - Groundwater and surface water flood risk. Close to area flooded Jan/Feb 2014
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Site Assessment

Parish Council consultation response:	Potentially standing water near to the site during Jan/Feb 2014
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	The northern part of the site is in FZ3 (10%). The site is adjacent to the River Kennet (as and Kennet and Avon Canal).
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	Y	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW111	Site Address:	Northcroft and Avonbank House, West Street, Newbury
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Development Potential:	61 dwellings (planning Permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission.

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	11/00899/OUTMAJ. Approved Dec 2011
Within flood zone 3	Y	Majority of the site is within FZ3.
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW112	Site Address:	Rear of 24 Bartholomew Street, Newbury
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Development Potential:	14 dwellings (Planning Permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission.

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	13/00086/RESMAJ. Approved April 2013
Within flood zone 3	A	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW113	Site Address:	1-3 Mansion House Street, Newbury
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Development Potential:	11 dwellings (Planning Permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission.

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	12/02999/XFULMA. Approved April 2013
Within flood zone 3	A	
Within significant national or international habitat / environmental / historical protection	SSSI	A
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW114	Site Address:	Phoenix House, Bartholomew Street, Newbury
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Development Potential:	10 dwellings (planning application)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:
 - Within settlement boundary

Site Assessment

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

* Any 'yes' response will rule a site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW115	Site Address:	3 & 9 London Road, Newbury
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Development Potential:	17 dwellings (planning application)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	- Within settlement boundary
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Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW116	Site Address:	Land to the rear of 1-15 The Broadway
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Development Potential:	28 dwellings (0.43ha a 65dph) Previous planning permission for 72 flats lapsed	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues: - Within settlement boundary

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW117	Site Address:	Himley Lodge, 39 St Johns Road, Newbury
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Development Potential:	Net 10 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	13/02064/FULMAJ. Approved Feb 2014
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule a site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW118	Site Address:	210 Newtown Road, Newbury
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Development Potential:	10 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	13/00118/FULMAJ. Approved May 2013
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW119	Site Address:	Phoenix Court, Newtown Road, Newbury
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Development Potential:	20 dwellings (0.31ha at 65dph)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	- Within settlement boundary
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Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW120	Site Address:	Land at Ampere Road, Newbury
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Development Potential:	20.4 dwellings (0.33ha at 65dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:

- Protected employment area
- Flood risk (part of site within FZ3, in FZ2)

Site Assessment

Parish Council consultation response:	No comments made on this site as it was submitted after the consultation events. However, comments made on other sites within the London Road Industrial Estate are relevant. The Town Council would like to see the sites remain as industrial uses.
--	---

A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	Part of the site is within FZ3
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	Y	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW121	Site Address:	Land at Donnington Valley Golf Course, Donnington
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Development Potential:	980 dwellings (32.69ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- Poor relationship to Newbury
- Impact on Donnington

Site Assessment

Parish Council consultation response:	Parish Council have not commented on this site as it was only submitted in May 2014.
--	--

A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Relationship to settlement (Newbury).
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	Site would need to be considered as a strategic site due to development potential.
Within settlement Boundary		N	Site is not adjacent to Newbury settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW121A	Site Address:	Land south of Donnington Valley Golf Course, Donnington
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Development Potential:	30 dwellings (1ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

- Key Issues:
- Poor relationship to Newbury
 - Impact on Donnington

Site Assessment

Parish Council consultation response:	Parish Council have not commented on this site as it was only submitted in May 2014.
--	--

A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Relationship to Newbury.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Site is not adjacent to Newbury settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW122	Site Address:	Land at Nothing Hill, Wantage Road, Newbury
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Development Potential:	80.78 dwellings (2.6ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- Poor relationship to Newbury
- Impact on Donnington

Site Assessment

Parish Council consultation response:	Parish Council have not commented on this site as it was only submitted in May 2014.
--	--

A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Relationship to Newbury
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Not adjacent to Newbury settlement boundary

* Any 'yes' response will rule the site out

Thatcham Site Assessments

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA004	Site Address:	Rainsford Farm, Crookham Hill, Thatcham
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Development Potential:	764 dwellings (36.4-25ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- [Recommended within SHLAA as Not Currently Developable](#)
- The site falls within Flood Zone 3, which automatically rules the site out
- [Scale of site too large for allocation through the HSA DPD](#)

Site Assessment

Parish Council consultation response:	Flooding is a major issue. Marina idea is one of interest. Development here could not take place unless improvements were made to the Thatcham Level crossing. Potential to open up another crossing of the Kennet through the site. May not be practical now, but should be considered for longer term.
--	--

A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	Large parts of the site are within Flood Zone 3
Within significant national or international habitat / environmental / historical protection	SSSI	A	SSSI adjacent to the site
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	Y	Flood risk whole of site within FZ3.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N-Y	Under the Core Strategy Thatcham is due a period of consolidation. Development of this site would be out of keeping with this principle. Development of this site should be considered as a strategic site and should be reassessed as part of a new Local Plan.
Within Settlement boundary		N	Not adjacent to the settlement boundary

* Any yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA004A	Site Address:	Rainsford Farm, Crookham Hill, Thatcham
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Development Potential:	13 dwellings	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:

- The site has planning permission – [development on site has taken place](#)
- The site falls within Flood Zone 3

Site Assessment

Parish Council consultation response:	Comments were made on site THA004 which incorporates this site, and these are listed below: Flooding is a major issue. Marina idea is one of interest. Development here could not take place unless improvements were made to the Thatcham Level crossing. Potential to open up another crossing of the Kennet through the site. May not be practical now, but should be considered for longer term.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	The site has planning permission for 13 dwellings
Within flood zone 3		Y	Parts of the site are within Flood Zone 3
Within significant national or international habitat / environmental / historical protection	SSSI	A N	SSSI adjacent close to the site
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not currently developable	N	Deliverable
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Not adjacent to the settlement boundary

* Any yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA006	Site Address:	Lower Way Farm, Thatcham
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Development Potential:	23450 dwellings	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Flood risk - southern part of the (site is within Flood Zones 3 and 2, and site is adjacent to areas of surface water flood risk) - Poor relationship to existing settlement pattern - Site adjacent sewage treatment works - Right of Way, TPO and Local Nature Reserve adjacent to the site - Adjacent to SSSI and SAC – HRA screening required
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Site Assessment

Parish Council consultation response:	Site is located adjacent to the sewage treatment works and floods. Potentially a site for allotments.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y/P	Far south Southern part of the site only
Within significant national or international habitat / environmental / historical protection	SSSI	A	SSSI adjacent to the site
	SAC	A	SAC adjacent to the site. HRA screening required.
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not currently developable	Y	Flood risk and relationship to existing settlement pattern
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	P	Part greenfield, part brownfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	P	Southern part of the site sits within Flood Zone 2
	Groundwater flood risk	N	
	Surface water flood risk	A	Site is adjacent to areas of surface water flood risk
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to sewage treatment works
	Contaminated Land	U	The site is close to a site of contamination. Further investigation required.
	Other	N	
Highways / Transport	Access issues	N	Appropriate sight lines can be obtained on to Lower Way.
	Highway network suitability	Y	The impact is expected to be limited as traffic is likely to distribute equally to and from the site.
	Public Transport network	Y	Thatcham is served by regular bus services. There is a railway station to the south east of the town, but this is some distance from the site.
	Footways/Pavements	Y	
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Within an area of medium landscape sensitivity.
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	There is amenity space close to the site
	Rights of Way affected		A public Right of Way (footpath) runs along the eastern boundary of the site
	Play areas nearby	Y	There is a play area close to the site

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Ecology / Environmental / Geological	Protected species	<u>U</u>	Extended Phase 1 Habitat Survey would be required
	Ancient woodland	<u>N</u>	
	Tree Preservation Orders	<u>A</u>	TPO on western boundary of the site
	Local Wildlife Site	<u>N</u>	Local Nature Reserve lies adjacent to the south of the site
	Nature Reserve	<u>A</u>	
	Other (eg. BOA)	<u>Y</u>	Within a Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	<u>N</u>	Site relates poorly to the existing settlement despite being located opposite residential development
	Incompatible adjacent land uses	<u>Y</u>	Site is adjacent to sewage treatment works
Heritage	Archaeology	<u>U</u>	Further investigation required
	Conservation area	<u>N</u>	
	Listed buildings	<u>N</u>	
	Scheduled Monument	<u>N</u>	
Utility Services	Presence of over head cables / underground pipes	<u>U</u>	
	Water Supply	<u>U</u>	Thames Water have not been specifically consulted on this site.
	Wastewater	<u>U</u>	Thames Water have not been specifically consulted on this site. Given proximity to the sewage treatment works an odour impact assessment would be required.
	Groundwater source protection zone (SPZ)	<u>U</u>	
HSE Hazard Zone	Middle	<u>N</u>	
	Outer	<u>N</u>	
Proximity to railway line		<u>N</u>	
Minerals and Waste	Minerals preferred area	<u>N</u>	
	Mineral consultation area	<u>N</u>	
	Minerals/Waste site	<u>U</u>	
	Other	<u>N/A</u>	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>	<u>N/A</u>	
Other (anything else to be considered)	<u>N/A</u>		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA006	Site Address:	Lower Way Farm, Thatcham	Development Potential:	50 dwellings
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to facilities and offers access to the countryside		The site's location to the south of Thatcham gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Henwick Worthy Sports Ground and Kennet Leisure Centre		
	Will it protect and enhance green infrastructure across the district?	0	There is a Public Right of Way adjacent the eastern boundary of the site	The right of way would need to be protected.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Thatcham. In addition, there is easy access to the strategic road network and public transport opportunities. This means that development of the site could have a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options, including a train station and a frequent bus route that runs along the A4, which is close to the site. There is also a bus service along Lower Way. It should be noted that the train station is some distance from the site.		The site is close to local services and facilities which encourage walking or cycling, and has a range of public transport options. Development of the site will have a positive impact on environmental and social sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			There are a number of opportunities for walking and cycling (a cycle lane runs past the site) to local services and facilities.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is adjacent to SSSI, SAC, Local Nature Reserve and sits within a Biodiversity Opportunity Area.	Through careful design, development should conserve and enhance the biodiversity and geodiversity of the surrounding area. LVIA would be required.	Development of the site is likely to have a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Development of the site has the potential to negatively impact on the landscape character. The Landscape Sensitivity Study (2009) for Thattham identified this site as being located within the Thattham Lakes area – an important landscape buffer between Newbury and Thattham, but is visually marred by some development on its edges. Thattham Lakes is an important setting to the south of Thattham and east of Newbury. The sharp contrast with the built form is of significant value. It provides an important open area which physically and visually separates Newbury from Thattham.	Through careful design, development should conserve and enhance the landscape character of the surrounding area. LVIA would be required.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Whilst the site is opposite residential development, constraints on the site limit the development capacity and could result in a poorly related scheme. The Landscape Sensitivity Study (2009) for Thattham identified this	Through careful design, development should conserve and enhance the character of the built environment of the surrounding area. LVIA would be required.	Development of the site is likely to have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			site as being located within the Thatcham Lakes area – an important landscape buffer between Newbury and Thatcham, but is visually marred by some development on its edges. Thatcham Lakes is an important setting to the south of Thatcham and east of Newbury. The sharp contrast with the built form is of significant value. It provides an important open area which physically and visually separates Newbury from Thatcham.		
	Will it conserve and enhance the significance of the District's heritage assets?	<u>0</u>	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	<u>0</u>	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	<u>0</u>	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is located adjacent to sewage treatment works. The surrounding area is known to have a foul smell, especially in the summer months.	Further investigations required. An odour impact assessment would be required.	The impact of the nearby sewage treatment works on development has the potential to negatively impact on air quality. There is also the potential for an impact on noise levels, as well as soil and water quality.
	Will the site be at risk from, or impact on, noise levels?	?	The site is located adjacent to sewage treatment works.		
	Will there be an impact on soil quality?	?	The site is located adjacent to sewage treatment works and a site of contaminated land.	Further investigations required	
	Will there be an impact on water quality?	?	The site is located adjacent to sewage treatment works and a site of contaminated land.	Further investigations required	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-/+	The site is partly brownfield and partly greenfield land therefore there is the potential for both positive and negative effects on sustainability.		The site is partly brownfield and partly greenfield land therefore there is the potential for both positive and negative effects on sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could include Transport Assessment / Travel Plans, and ensure compliance with policy CS15 of the Core Strategy.	Without consideration of sustainability construction techniques, and the promotion of alternative modes of transport, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	Flood risk on the site is low, however there is an area of surface water flood risk adjacent to the site	An FRA would be required and SUDs would need to be provided.	Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

Overall the effect on sustainability will be predominantly neutral and the SA/SEA does not highlight any significant sustainability effects.

The site is close to local services and facilities with opportunities for walking, cycling and use of public transport, which could have a positive effect in terms of sustainability.

The site is adjacent to the sewage treatments works, which could negatively impact upon the air quality. There is also the potential for an impact on noise levels, as well as soil and water quality given the close proximity to the treatment works.

The majority of development on the site would take place on greenfield land which could negatively impact on the environmental sustainability of the site, and the sites proximity to the SSSI, SAC and Local Nature Reserve mean development on the site could have a negative impact on environmental sustainability. The site could also negatively impact upon the landscape character and built environment as the area provides an important open area which physically and visually separates Newbury from Thatcham.

Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Thatcham
Site ID:	THA006	Site Address:	Lower Way Farm, Thatcham	Development Potential:	50 dwellings

Recommendation:

[The site is not recommended for allocation](#)

Justification:

[Flood Zones 2 and 3 are located on the southern part of the site, and as the EA have advised that development must be avoided in Flood Zones 2 and 3 this reduces the development capacity on the site. Development is constrained further by the presence of a rising main which runs along the northern part of the site. With a reduced development capacity it is considered that development \(see concept plan submitted at Preferred Options stage\) fails to reflect the existing settlement pattern and would not relate well to existing development on Lower Way.](#)

[The Thatcham Landscape Sensitivity Study \(LSS, 2009\) identifies the site as being located within an area \(Thatcham Lakes\) which provides an important open area which physically and visually separates Newbury from Thatcham and it is considered that the development of this site would fail to reflect this principle and detract from the separate identities of the two settlements.](#)

[In addition, the site is adjacent to sewage treatment works which is known to release a foul smell, especially in the summer months. It is considered that the location of the site, adjacent to the sewage treatment works would impact on the quality of life for future residents.](#)

[The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and, whilst this site is not large scale, it is considered that there are other sites within the town which are more suitable for allocation.](#)

Discussion:

Site Description:

[The site is located to the south of Thatcham, close to Thatcham town centre and local service and facilities. To the east of the site lies the sewage treatment works, and to the west Newbury Leisure Park.](#)

Landscape:

[The Landscape Sensitivity Study \(LSS\) carried out for Thatcham in 2009, identifies the site as being located within an area of medium landscape sensitivity. The LSS identifies this site as being located within the Thatcham Lakes area – an important landscape buffer between Newbury and Thatcham, but is visually marred by some development on its edges. Thatcham Lakes is an important setting to the south of Thatcham and east of Newbury. The sharp contrast with the built form is of significant value. It provides an important open area which physically and visually separates Newbury from Thatcham.](#)

Flood Risk:

[The southern part of the site is within flood zones 2 and 3, with the northern part in flood zone 1. The site also adjacent to areas of surface water flood risk. Development will not take place within flood zones 2 and 3. An FRA would be required and appropriate SUDs provided.](#)

Highways /Transport:

[The traffic generated from the site is considered to have a limited impact on the highway network.](#)

[There are good public transport opportunities close to the site.](#)

Ecology:

[The site is adjacent to a SSSI, SAC and Local Nature Reserve. The site is also within a Biodiversity](#)

Site Selection – Site Commentary

Opportunity Area.

Archaeology:

No known issues – further investigations may be required.

Education:

Primary and secondary school provision is at capacity.

Environmental Health:

Potential contamination due to proximity of contaminated sites. Further investigation required. Site is adjacent to sewage treatment works which could impact on quality of life, especially on air quality. An odour impact assessment would be required.

Minerals and Waste:

The site is partially underlain by gravel deposits. Consideration of policies 1 & 2 of the RMLP required.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site.

Thames Water:

No specific comments made on this site. An odour impact assessment would be required for the site given its proximity to the sewage treatment works.

Parish Council:

Parish Council not consulted on this site as it was re-submitted as part of the Preferred Options Consultation.

Preferred Options Consultation key issues:

One response received regarding this site from the site promoter.

For the consultation responses and Council's response, please see the Statement of Consultation.

SA/SEA:

Overall the effect on sustainability will be predominantly neutral and the SA/SEA does not highlight any significant sustainability effects.

The site is close to local services and facilities with opportunities for walking, cycling and use of public transport, which could have a positive effect in terms of sustainability.

The site is adjacent to the sewage treatments works, which could negatively impact upon the air quality. There is also the potential for an impact on noise levels, as well as soil and water quality given the close proximity to the treatment works.

The majority of development on the site would take place on greenfield land which could negatively impact on the environmental sustainability of the site, and the sites proximity to the SSSI, SAC and Local Nature Reserve mean development on the site could have a negative impact on environmental sustainability through the impact on the landscape character and built environment as the area provides an important open area which physically and visually separates Newbury from Thatcham.

Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.

Proposed development (from SHLAA submission):

The site is being promoted for residential development with an open space buffer to the countryside to the south.

Site promoter responded to the Preferred Options consultation, with layout plan for 50 dwellings. The site assessment has taken this into account.

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA007	Site Address:	Land at Hart's Hill, Thatcham
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Development Potential:	450 dwellings (15ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Scale of development - Greenfield - Potential for surface water flooding – small surface water flow runs through the centre of the site and where the site joins Floral Way - Site is separated from the existing building line by Floral Way - Over head cables present on the site
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Site Assessment

Parish Council consultation response:	<p>The following comments are made in respect of sites THA007, THA008, THA028</p> <p>Development here would contribute to flood risk in Thatcham. The impact of development here would have an impact on the road network in north Thatcham and Cold Ash, especially at peak times, as there are limited alternatives (infrequent bus service).</p> <p>A gully runs through THA008 which would increase the flood risk.</p> <p>There are capacity issues at Kennet School, more so than at the primary schools.</p> <p>THA028 is considered more acceptable than THA007 or THA008.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	Under the core strategy Thatcham is due a period of consolidation. Development of this site would be out of keeping with this principle. Development of this site should be considered as a strategic site and should be reassessed as part of a new Local Plan.
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	A <u>Y</u>	Surface water flow runs through the centre of the site. An area of surface water flood risk is located where the site joins Floral Way and along the north eastern/eastern boundary of the site.
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N/A	
Highways / Transport	Access issues	N	Access can be obtained via Floral Way
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	Thatcham rail station just over is approximately a mile 1.5-2 miles from the centre of the site. Regular bus Regular bus services pass the site and regular services run along the A4 to the south of the site.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Footways/Pavements	A	On adjacent side of road only
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Medium landscape sensitivity
	Other	N/A	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	There is amenity space close to the site on Floral Way/Foxglove Way. There are allotments close by on Harts Hill Road, and a sports ground south of London Road
	Rights of Way affected	N	
	Play areas nearby	Y	There is a play area close to the site on Floral Way/Foxglove Way
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	A	Adjacent to the site's eastern/ north eastern boundary
	Tree Preservation Orders	N	
	Local Wildlife Site	A	Adjacent to the site's eastern/ north eastern boundary
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	Y/P	Biodiversity Opportunity Area (north and eastern half of site only)
Relationship to surrounding area	Relationship to settlement	N/A	Adjacent. Floral Way separates the site from existing residential development
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	In area of high archaeological potential with many discoveries in area, further assessment will be necessary
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Over head power lines and telegraph poles present on site
	Water supply	N	TW have significant concern regarding water supply capability. Water Strategy required.
	Wastewater	N	TW have significant concern regarding wastewater services. Drainage Strategy required.
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	Railway station is approximately 1.5-2 miles from the site
Minerals and Waste	Minerals preferred area	U	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other	N/A	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THA008, THA028		
Other (anything else to be considered)	Unable to confirm availability	N/A	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA007	Site Address:	Land at Hart's Hill, Thatcham	Development Potential:	450 dwellings (15ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local facilities and offers good access to the open countryside		The site's location to the east of Thatcham gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Kennet leisure centre. The site is also in close proximity to local amenity space and play areas.		
	Will it protect and enhance green infrastructure across the district?	? 0	Development is unlikely to have an impact on GI A Public Right of Way runs to the east of the site	The right of way would need to be retained	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Thatcham. as well giving each The site also has good access to the strategic road network and public transport opportunities, although the railway station is some distance away. This means that development of the site c would have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Thatcham. There are a number of public transport options, including a frequent bus route that runs along the A4, which is close to the south of		The site is close to local services and facilities which encourages walking and cycling. The site also has good access to public

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			to the site. Thatcham station is approximately 2.4km from the site. There are a number of opportunities for walking and cycling to local services and facilities.		transport. <u>There is therefore Development of the site could have a positive impact on environmental and social sustainability.</u>
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	? -	There is ancient woodland and a Local Wildlife Site adjacent to the site. The north and eastern part of the site is identified as a Biodiversity Opportunity Area.	A 10 metre stand off is required between development and the ancient woodland. <u>An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</u> An Extended Phase 1 Habitat Survey will be required	The site is open and rural in nature; therefore development could have a negative impact on this element of environmental sustainability. <u>Appropriate mitigation measures could reduce the impact.</u> , without appropriate mitigation and buffers.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0 -	The site is in an area of medium landscape sensitivity. <u>The Landscape Sensitivity Study (2009) states that this area to the east of Thatcham provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban area and the AONB.</u> <u>It is considered the scale of the</u>	Landscaping <u>and sensitive design</u> could reduce the impact of development on the landscape. <u>A Landscape and Visual Impact Assessment (LVIA) would be required.</u>	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			proposed development would have a negative impact on the 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?	-	<p>Development on this site would change the rural nature and feel of this area because this area is outside of the built area of Thatcham. Floral Way is a defining feature, acting as a boundary between the built up area and the countryside.</p> <p>The Landscape Sensitivity Study (2009) states that this area to the east of Thatcham provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban area and the AONB.</p> <p>It is considered the scale of the proposed development would have a negative impact on the built environment.</p>	<p>Landscaping and sensitive design could reduce the impact of development on the landscape.</p> <p>A Landscape and Visual Impact Assessment (LVIA) would be required.</p>	<p>Development could have a negative impact on sustainability by changing the character of the built environment in this area.</p> <p>Mitigation measures could reduce the impact on environmental sustainability.</p>
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is within an area of high archaeological potential	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on	0	Unlikely to have an impact on water		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	water quality?		quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield land		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans to reduce car traffic and ensure compliance with policy CS15 of the Core Strategy.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0 -	The site itself is not at risk from flooding. It is within Flood Zone 1 and therefore has a low risk of flooding. However, although a surface water flow runs through the site and areas of surface water flood risk lie adjacent to the site, it is adjacent to an area at risk from surface water flooding.	A FRA and appropriate flood mitigation measures including SUDs would need to be provided. SUDs would need to be provided.	Unlikely to have an impact on any element of sustainability. Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial	0	Housing development provides additional workforce and customers which has the potential to support		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	centres?		commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a [predominantly](#) neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.

The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. [The site is also in close proximity to employment opportunities and local services and facilities which will have a positive impact on economic and social sustainability.](#)

[Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site, the impact on biodiversity and geodiversity and the impact on the character of both landscape and the built environment.](#)

[Flood risk on the site would have a negative impact on all elements of sustainability, as the site is at risk from surface water flooding. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability.](#)

~~Development could have an impact on the landscape and change the character of the built environment, which could have a negative impact on sustainability.~~

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Thatcham
Site ID:	THA007	Site Address:	Land at Hart's Hill, Thatcham	Development Potential:	450 dwellings (15ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and it is considered that there are other sites within the town which are more suitable for allocation.

It is considered that the principle of developing north of Floral Way is not acceptable at this stage and would be contrary to the Core Strategy. The Landscape Sensitivity Study (2009) is clear that the area to the east of Thatcham provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban area and the AONB. The area is characterised by its open farmland with major blocks of woodland and undulating escarpment slopes. Settlement is sparse but the area is an important setting to north Thatcham.

It is the Council's preferred approach, in accordance with the Core Strategy, to consider this area as a whole as part of a revised Local Plan, when the area can be holistically planned for ensuring infrastructure requirements can be delivered to meet the demand from new development, rather than large scale development occurring in a piecemeal manner.

~~The Core Strategy sets out that Thatcham only needs a small amount of development over the plan period. The potential on this site is much larger than required, and there are other smaller sites, that are considered more suited to development at this stage. Development on this side of Floral Way would change the character of the built environment, but moving residential development to the east of Floral Way.~~

~~Availability of the site has not been confirmed.~~

Discussion:

Site Description:

The site is located to the east of Thatcham, separated from the existing building pattern by Floral Way. The site has good access to local services and facilities, including employment and education. There is also good access to the open countryside.

Landscape:

The site is within an area of medium landscape sensitivity and is rural in character. The Landscape Sensitivity Study (2009) outlines that the area provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban area and the AONB. The area is characterised by its open farmland with major blocks of woodland and undulating escarpment slopes. Settlement is sparse but the area is an important setting to north Thatcham.

Flood Risk:

The site is in Flood Zone 1. Surface water flow runs through the site, with areas of surface water flood risk adjacent to the north eastern boundary and to the south where the site joins Floral Way. ~~adjacent to an area at risk from surface water flooding.~~ A FRA would be required and SUDs provided.

An ordinary water course runs through the site.

Highways /Transport:

No specific comments have been made on this site.

Site Selection – Site Commentary

The site is close to a number of public transport options, with a ~~regular~~ bus service running past the site [and a regular service running along the A4 to the south of the site. Thatcham also has a railway station which is approximately 1.5 - 2km from the site.](#)

Ecology:

The site is within a BOA and adjacent to a Local Wildlife Site. There is ancient woodland adjacent to the site and appropriate buffers would need to be provided. [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

Archaeology:

The site is within an area of high archaeological potential. Further investigation would be required.

Education:

Local primary school provision is at capacity, as is local secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is in SPZ3.

Thames Water:

Significant concern regarding water supply capability, especially water resource capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A detailed water supply strategy would be required.

Significant concern regarding wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A detailed drainage strategy would be required.

Parish Council:

Thatcham Town Council's comment related to THA007, 008 and 028.

Development would contribute to flood risk in Thatcham. The development would impact on the road network in north Thatcham and Cold Ash, especially at peak times as there are limited alternatives (eg. infrequent bus services).

There are capacity issues at Kennet School, more so than at primary schools.

Preferred Options Consultation key issues:

[Two responses were received regarding this site.](#)

- [General comments](#)
- [Site Selection](#)
- [Housing numbers and distribution](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

[Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.](#)

Site Selection – Site Commentary

The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. The site is also in close proximity to employment opportunities and local services and facilities which will have a positive impact on economic and social sustainability.

Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site, the impact on biodiversity and geodiversity and the impact on the character of both landscape and the built environment.

Flood risk on the site would have a negative impact on all elements of sustainability, as the site is at risk from surface water flooding. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability.

~~The SA/SEA indicates a predominantly neutral effect, with no significant impacts from this site. The site is easily accessible by public transport, walking and cycling. It is also within close proximity of open countryside and local sports facilities to help promote a healthy active lifestyle, all of which have a positive impact on sustainability. Development could have an impact on the landscape and change the character of the built environment, which could have a negative impact on sustainability.~~

Proposed development (from SHLAA submission):

The site is proposed for approximately 640 dwellings, with appropriate infrastructure and open space.

The site promoter responded to the Preferred Options consultation, which would indicate the site is available for development. See Statement of Consultation for responses.

~~Availability of the site has not been confirmed.~~

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA008	Site Address:	Land at Siege Cross Farm, Thatcham
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Development Potential:	353 dwellings (11.76ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Scale of development - Greenfield - Bath Road and Floral Way separate site from the building line - Overhead cables and an oil pipe line present on the site
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Site Assessment

Parish Council consultation response:	<p><i>The following comments are made in respect of sites THA007, THA008, THA028:</i></p> <p>Development here would contribute to flood risk in Thatcham. The impact of development here would have an impact on the road network in north Thatcham and Cold Ash, especially at peak times, as there are limited alternatives (infrequent bus service).</p> <p>A gully runs through THA008 which would increase the flood risk.</p> <p>There are capacity issues at Kennet School, more so than at the primary schools.</p> <p>THA028 is considered more acceptable than THA007 or THA008.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	Under the core strategy Thatcham is due a period of consolidation. Development of this site would be out of keeping with this principle. Development of this site should be considered as a strategic site and should be reassessed as part of a new Local Plan.
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	A	Areas of surface water flood risk are located adjacent to the eastern boundary of the site and small pockets to the south west boundary
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Access can be obtained from Floral Way and the A4.
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	Thatcham rail station just under a is approximately 1.5 mile from the centre of the site. Regular bus services pass the site along the A4.
	Footways/Pavements	A	Southern Footways present on northern side of A4 London Road and western side of Floral Way. No footways or pavements front the site
Landscape	Located in AONB	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Medium landscape sensitivity
	Other	N/A	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Amenity space to the south of the site. There is a sports field close to the site south of London Road, and allotments off Harts Hill Road
	Rights of Way affected	Y N	Passes through site
	Play areas nearby	Y	Harts Hill Road
Ecology / Environmental / Geological	Protected species	Y	Range of protected species have been identified on the site
	Ancient woodland	A	Adjacent site on the eastern boundary
	Tree Preservation Orders	N	
	Local Wildlife Site	A	Adjacent site on the eastern boundary
	Nature Reserve	N	
Other (eg. BOA)	Y	Biodiversity Opportunity Area on eastern and northern boundaries. Badgers sett next to the site.	
Relationship to surrounding area	Relationship to settlement	A	Adjacent (Floral Way and Bath Road separate the site from existing development boundary)
	Inappropriate adjacent land uses	N	
Heritage	Archaeology	Y	In area of high archaeological potential with many discoveries in area. Desk based assessment required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Over head power lines and telegraph poles are present on the site. Oil pipeline
	Water supply	N	TW have significant concern regarding water supply capability
	Wastewater	N	TW have significant concern regarding wastewater services.
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	Approximately 1.5 mile from the site
Minerals and Waste	Minerals preferred area	U	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Site is partially underlain by gravel deposits. Consideration of Policy 1 & 2 of the RMLP required.
	Other	N/A	
Relationship to / in combination effects of other sites	List of neighbouring sites: THA007		
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA008	Site Address:	Land at Siege Cross, Thatcham	Development Potential:	353 dwellings (11.76ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local facilities and offers good access to the open countryside		The site's location to the east of Thatcham gives opportunities for walking and cycling and also gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Kennet leisure centre. The site is also in close proximity to local amenity space and play areas.		
	Will it protect and enhance green infrastructure across the district?	? 0	Unlikely to be an impact on GI A Public Right of Way passes through the site	The Public Right of Way will need protecting should the site be developed	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.	It is proposed to provide a primary school and community building on the site	The site is located close to areas of employment and education as well as other services and facilities within Thatcham, as well giving each access The site also has good access to the strategic road network and public transport opportunities, although the railway station is some distance away . This means that development on the site would have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Thatcham. There are a number of public transport options, including a frequent bus adjacent to the site on the A4.		The site is close to local services and facilities which encourage walking or cycling. The site also has good access to public transport. and therefore

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			<p>Thatcham station is approximately 4.4km <u>1.5m</u> form the site.</p> <p>There are a number of opportunities for walking and cycling to local services and facilities.</p>		<p>have <u>Development of this site could have</u> a positive impact on environmental and social sustainability.</p>
	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.	<u>Improvements to the highway infrastructure could reduce any potential impact.</u>	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	<p>There <u>are protected species on the site, along with</u> is a badger's sett on the site.</p> <p>There is ancient woodland east of the site</p>	<p><u>An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</u> Extended Phase 1 Habitat Survey Required.</p> <p>10 metre stand off required between development and the ancient woodland.</p>	<p>Development could have a negative impact on this element of environmental sustainability. <u>Appropriate mitigation measures could reduce the impact.</u> , without appropriate mitigation being provided.</p>
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0 =	<p>The site is in an area of medium landscape sensitivity.</p> <p><u>The Landscape Sensitivity Study (2009) states that this area to the east of Thatcham provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban area and the AONB.</u></p> <p><u>It is considered the scale of the proposed development would have a</u></p>	<p>Landscaping <u>and sensitive design</u> could reduce the impact of development on the landscape.</p> <p><u>A Landscape and Visual Impact Assessment (LVIA) would be required..</u></p>	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			negative impact on the character of the landscape.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	<p>Development on this site would change the rural nature and feel of this area as this area is outside the built area of Thatcham. Floral Way is a defining feature, acting a boundary between the built up area and the countryside.</p> <p>The Landscape Sensitivity Study (2009) states that this area to the east of Thatcham provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban area and the AONB.</p> <p>It is considered the scale of the proposed development would have a negative impact on the built environment.</p>	<p>Landscaping and sensitive design could reduce the impact of development on the landscape.</p> <p>A Landscape and Visual Impact Assessment (LVIA) would be required.</p>	Development could have a negative impact on sustainability by changing the character of the built environment in this area. Mitigation measures could reduce the impact on environmental sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is within an area of high archaeological potential with many discoveries in the area	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield land		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans to reduce car traffic and ensure compliance with policy CS15 of the Core Strategy..	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0 ?	The site itself is within Flood Zone 1 and therefore has a low risk of flooding . However, areas of surface water flood risk lie adjacent to the site. not at risk from flooding, although it is adjacent to an area at risk from surface water flooding.	A FRA and appropriate flood mitigation measures including SUDs would need to be provided. SUDs would need to be provided.	Unlikely to have an impact on any element of sustainability. Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a [predominantly](#) neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

~~There are no significant impacts from this site.~~ The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. [The site is also in close proximity to employment opportunities and local services and facilities which will have a positive impact on economic and social sustainability.](#)

[Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site, the impact on biodiversity and geodiversity and the impact on the character of both landscape and the built environment.](#) ~~In addition,~~ there are protected species on the site, without appropriate mitigation measures development could have a negative impact on environmental sustainability.

[Flood risk on the site would have a negative impact on all elements of sustainability, as the site is at risk from surface water flooding. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability.](#)

~~Development could have an impact on the landscape and change the character of the built environment, which could have a negative impact on sustainability.~~

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Thatcham
Site ID:	THE008	Site Address:	Land at Siege Cross	Development Potential:	353 dwellings (11.76ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and it is considered that there are other sites within the town which are more suitable for allocation.

It is considered that the principle of developing north of Floral Way is not acceptable at this stage and would be contrary to the Core Strategy. The Landscape Sensitivity Study (2009) is clear that the area to the east of Thatcham provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban area and the AONB. The area is characterised by its open farmland with major blocks of woodland and undulating escarpment slopes. Settlement is sparse but the area is an important setting to north Thatcham.

It is the Council's preferred approach, in accordance with the Core Strategy, to consider this area as a whole as part of a revised Local Plan, when the area can be holistically planned for ensuring infrastructure requirements can be delivered to meet the demand from new development, rather than large scale development occurring in a piecemeal manner.

Only a small amount of development is required in Thatcham under the Core Strategy framework, development of this site would be out of keeping with this principle. This site should be considered as a strategic site. Development on this side of Floral Way would change the character of the built environment, by moving residential development to the east of Floral Way.

Discussion:

Site Description:

The site is located to the east of Thatcham, separated from the existing residential development by Floral Way. There is good access to [employment](#), local services and facilities, and the open countryside.

Overhead power lines and telegraph poles are present on the site.

Landscape:

The site is in an area of medium landscape sensitivity and rural in character. The Landscape Sensitivity Study (2009) outlines that the area provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban area and the AONB. The area is characterised by its open farmland with major blocks of woodland and undulating escarpment slopes. Settlement is sparse but the area is an important setting to north Thatcham.

Flood Risk:

The site is in flood zone 1, [and](#) adjacent to [areas](#) of surface water flood risk. A FRA would be required and SUDs would need to be provided.

An ordinary water course runs through the site.

The Thatcham Surface Water Management Plan identifies that surface water overland flow travels through the site.

Highways /Transport:

No specific comments have been made on this site.

Site Selection – Site Commentary

There are a range of public transport options, with a regular bus service passing the site and Thatcham railway station within [approximately 1.5 mile of from](#) the site.

Ecology:

There is [are protected species on the site, along with](#) a badger sett. ~~on the site and ancient woodland adjacent to the site.~~ [The site is adjacent to ancient woodland.](#) Appropriate buffers and mitigation measure would need to be provided. [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

Archaeology:

The site is in an area of high archaeological potential. Further investigation would be required.

Education:

Local primary school provision is at capacity, as is local secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

The site is partly underlain by gravel deposits. Consideration of Policy 1 & 2 of the RMLP would be required.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

No specific comments made on this site. The site is in SPZ3.

Thames Water:

Significant concern regarding water supply capability, especially water resource capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A detailed water supply strategy would be required.

Significant concern regarding wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A detailed drainage strategy would be required.

Parish Council:

Thatcham Town Council's comment related to THA007, 008 and 028.

Development would contribute to flood risk in Thatcham. The development would impact on the road network in north Thatcham and Cold Ash, especially at peak times as there are limited alternatives (Eg. Infrequent bus services).

A gully runs through the site that would increase flood risk.

There are capacity issues at Kennet School, more so than at primary schools.

Preferred Options Consultation key issues:

[Two responses were received regarding this site.](#)

- [General comments](#)
- [Site Selection/assessment](#)
- [SA/SEA](#)
- [Housing numbers and distribution](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

Site Selection – Site Commentary

SA/SEA:

Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. The site is also in close proximity to employment opportunities and local services and facilities which will have a positive impact on economic and social sustainability.

Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site, the impact on biodiversity and geodiversity and the impact on the character of the built environment. In addition, there are protected species on the site, without appropriate mitigation measures development could have a negative impact on environmental sustainability.

Flood risk on the site would have a negative impact on all elements of sustainability, as the site is at risk from surface water flooding. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability.

~~The SA/SEA indicates a predominantly neutral effect, with no significant impacts from this site. The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. There are protected species on the site, without appropriate mitigation measures development could have a negative impact on environmental sustainability. Development could have an impact on the landscape and change the character of the built environment, which could have a negative impact on sustainability.~~

Proposed development (from SHLAA submission):

The site is being promoted for 300 - 500 dwellings with provision for a primary school.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA009	Site Address:	Land at Tull Way / Henwick Lane, Thatcham
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Development Potential:	150 dwellings	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Within the settlement boundary.
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Site Assessment

Parish Council consultation response:	Town Vision queried whether this site could be used for an extension of Henwick Playing fields. The view to the countryside is considered very important to the local residents.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A
SHLAA Assessment	Not currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		Y
		Site is within the existing settlement boundary

* Any yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA010	Site Address:	Hillview Farm, Ashmore Green Road, Cold Ash
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Development Potential:	41 dwellings	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- [Recommended within the SHLAA as Not Currently Developable](#)
- Relationship to settlement (not adjacent to Thatcham settlement boundary)

Site Assessment

Parish Council consultation response:	<p>The parish councils (Thatcham and Cold Ash) agree with the Council's assessment of this site. The site is on high gradient and development would destroy the Ashmore Green Area. Surface and groundwater flooding area an issue, and runoff from the hills to the north of Thatcham lead to flooding in 2007. Some flood alleviation works (balancing ponds) are going on, but this is to cope with the existing problem not future issues. Sewage systems would need to be upgraded. Traffic along Heath Lane and the surrounding roads is bad and much of the road network cannot take more traffic. Visually development of these sites would detract from the entrance into and out of Thatcham.</p> <p>The Thatcham vision refresh consultation indicates that residents would like to keep the gap between settlements. There is a fear amongst local resident that should one site go for housing it will set a precedent for further development in the future further outside Thatcham.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	Y	Poor relationship to Thatcham and detached from the existing settlement boundary
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Not adjacent to Thatcham settlement boundary.

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA011	Site Address:	Land to the north of Bowling Green Road, Thatcham
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Development Potential:	255 dwellings (8.5ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Surface water flood risk – surface water flows run through and adjacent to the site. A Critical Drainage Area is located adjacent to the site. - Local wildlife site adjacent to north western boundary - Landscape Capacity Assessment (2015) concludes that development on the whole site would result in harm to the natural beauty and special qualities of the AONB - Under the Core Strategy, Thatcham is due a period of consolidation. Development of this site would be out of keeping with this principle. - Coalescence of settlements
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Site Assessment

Parish Council consultation response:	<p>Comments on this site made by both Cold Ash Parish Council and Thatcham Town Council. There is concern over the impact of additional traffic on the existing road network, in particular along Bowling Green Road. Poor public transport opportunities in the area would make residents reliant on cars.</p> <p>Flooding is a key concern following the floods in 2007. New balancing ponds are being put in, but there is concern that these only mitigate the existing issue, not any future problems. Visually development would detract from the rural approach to Cold Ash. Consultation on the Thatcham Vision indicates that people want to maintain the gap between the settlements. The site is traditional agricultural land with ancient woodlands and pre enclosure hedgerows.</p> <p>The site is not considered to be close to local services and facilities.</p> <p>Advise that the Northfield Road sewer is capacity and has had historical discharge events.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/A <u>P</u>	Landscape Capacity Assessment (2015) concludes that development on the whole site would result in harm to the natural beauty and special qualities of the AONB
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	Under the Core Strategy, Thatcham is due a period of consolidation. Development of this site would be out of keeping with this principle.
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	Surface water flows run through the site and along the adjacent road. Surface water flows and evidence of past surface water flooding have been identified in Thatcham Surface Water Management Plan.
	Critical Drainage Area	A	Adjacent to Critical Drainage Area
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	U	There is a rail station in Thatcham but this is some distance from the site (approx. 2.5km as the crow flies or 3.5km by road). No bus services run past the site. The closest stop is on Billington Lane Westfield Road which is served by a number of services. (service 101 infrequent).
	Footways/Pavements	Y	Pavements on eastern side of Cold Ash Hill, south side of Heath Lane, and southern side of Bowling Green Road
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Site is in an area of medium landscape sensitivity Low to medium (Thatcham Landscape Sensitivity Study (2009)).
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Off Humber Close
	Rights of Way affected	A	Public right of way (footpath) runs adjacent to the north western boundary of the site
	Play areas nearby	Y	Elliot Close
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	Y A	Small area within the north western corner of the site Local Wildlife Site to the north west of the site adjacent to the site boundary
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	A	Adjacent The site is adjacent to the settlement boundary but the site is separated from existing built form by Bowling Green Road which forms a clear boundary to Thatcham. The site would need to be considered as part of a wider development scheme in conjunction with THA027 and THA014.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y U	Site is within an area of high archaeological potential. Desk based assessment required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	Thames Water not consulted on this site
	Wastewater	U	Thames Water not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ3
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	The railway station is located at the other side of Thatcham. 2.5km as the crow flies or 3.5km by road
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THA014, THA027, THA019 (separated from site by Cold Ash Hill)		Neighbouring sites are separated from the site by Cold Ash Hill
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA011	Site Address:	Land to the north of Bowling Green Road, Thatcham	Development Potential:	255 dwellings (8.5ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is adjacent to the Regency Park Hotel which has sports facilities (private members only). There are further facilities in Thatcham. The site is close to the open countryside		The site's location gives opportunities for walking and cycling and provides access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Henwick Worthy Sports Ground and Regency Park Hotel (private members only). Public facilities are available at Kennet Leisure Centre.		
	Will it protect and enhance green infrastructure across the district?	0	There will be no Unlikely to have an impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services <u>and accessible to a number of employment sites and education facilities.</u> (employment, shops, school), but will not provide new facilities		Thatcham's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore <u>The site is close to some local services and facilities, as well as accessible to employment areas. however it is likely that many of these areas will be accessed via car.</u> Development of the site would <u>is likely to</u> have a positive impact on the

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of opportunities for walking and cycling to local services and facilities. There is a rail station in Thatcham <u>although it is some distance from the site.</u> and a number of bus services <u>are available</u> , although they do not pass the site. <u>The nearest bus stop is on Westfield Road which is served by a number of services.</u>		<u>The site is close to local services and facilities but has limited public transport available and car dependency is likely to be high.</u> Development is unlikely to have an <u>a positive</u> impact upon sustainability
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	? -	The north west corner of the site is a Local Wildlife Site and ancient woodland adjacent to the site	<u>An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</u> Extended Phase 1 Habitat Survey required. Appropriate buffers to the ancient woodland would be required.	The site and the surrounding area to the north is rural in nature, <u>with a Local Wildlife Site adjacent to the site.</u> therefore a Development could have a negative impact on this element of environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0 -	The site is in an area of low/medium landscape sensitivity. <u>The Landscape Capacity Assessment (2015) recommended that development on the whole site would result in harm to the natural beauty and special qualities of the AONB.</u>	<u>The LCA (2015) outlined a series of mitigation measures that would be required should part of the site be pursued further for development. See LCA (2015) for mitigation measures.</u>	Mitigation measures would help to reduce this impact.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			<p>Only part of the site could be pursued as a potential housing site subject to mitigation measures set out within the LCA (2015).</p> <p>Development of this site is dependent on a wider scheme. Development in isolation of surrounding sites would result in unacceptable level of expansion of Thatcham north and the well defined settlement boundary along Bowling Green Road and Heath Lane.</p>		
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?	-	<p>Development on this site would change the rural nature and feel of this area because this area is outside of the built area of Thatcham. Development would lead to a change in the character of the built environment.</p> <p>Development of this site is dependent on a wider scheme. Development in isolation of surrounding sites would result in unacceptable level of expansion of Thatcham north and the well defined settlement boundary along Bowling Green Road and Heath Lane.</p>	<p>Mitigation measures as set out in the LCA (2015) should be implemented.</p> <p>LVIA would be required.</p>	<p>Development could have a negative impact on sustainability by changing the character of the built environment in this area.</p> <p>Further investigations regarding the archaeological potential will be required.</p>
	Will it conserve and enhance the significance of the District's heritage assets?	?	There is the potential for archaeology on the site.	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality,	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		any aspect of sustainability.
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans to reduce car traffic and ensure compliance with policy CS15 of the Core Strategy.	Without consideration of sustainability construction techniques, and the promotion of alternative modes of travel , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	? -	The site itself is not within a flood zone, although it is adjacent to a critical drainage area and surface water flow runs through and adjacent to the site. The Thatcham Surface Water Management Plan identifies past surface water flooding events on the site.	A FRA would be required and appropriate mitigation measures, including SUDs provided.	Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			The development of the site for housing will have an overall neutral effect on economic sustainability.		the longer term.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a [predominantly](#) neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site is ~~well located for access~~ [close](#) to [some](#) local services and facilities, although is some distance from the centre of Thatcham. , with [There are](#) opportunities for walking and cycling, all of which have a positive impact on sustainability, [although car dependency is likely to be high given the limited public transport options and level of local services and facilities.](#)

[Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site, impact on biodiversity and geodiversity and the impact on the character of both landscape and the built environment.](#)

[Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.](#)

~~Development of the site would alter the character of the built environment as development would be taking place on the opposite side of the road to existing residential development. This could have a negative impact on sustainability. There are a number of unknown impacts, relating to the impact on ecology and flood risk. Impacts on ecology and subsequent environmental sustainability should be able to be mitigated against with appropriate buffers and wildlife protections. The site is not officially within a flood zone, although it is on the edge of a critical drainage area. Surface water runoff caused significant flooding in Thatcham in 2007, therefore, there is a possibility that without appropriate mitigation measures flooding could occur impacting negatively on all elements of sustainability.~~

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA011	Site Address:	Land to the north of Bowling Green Road	Development Potential:	255 dwellings (8.5ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and it is considered that there are other sites within the town which are more suitable for allocation.

One of the strategic objectives for the Core Strategy is to ensure that development is planned in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment across the District. The Core Strategy notes that a key feature of even the larger settlements in West Berkshire is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided. New development therefore needs to be appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and context. Any scheme for a particular site would therefore need to be in accordance with policies CS14 and CS19 of the Core Strategy and the Quality Design SPD.

Conserving and enhancing the distinctive landscape character of the AONB is given considerable weight when assessing sites for development. The Council has therefore ensured that sites within or within the setting of the AONB have been subject to a Landscape Sensitivity/Capacity Assessment (LSA/LCA). This is a consistent assessment carried out by the Council's landscape consultant to determine whether a site could be developed without causing harm to the natural beauty and special qualities of the AONB. The LCA (2015) for this site has concluded that development on the whole of this site would result in harm to the natural beauty and special qualities of the AONB. Cold Ash is an AONB settlement and although it has expanded southwards out of the AONB and down the slope towards Thatcham, it retains a distinctive separate identity. The development of the whole of this site would lead to the perception of a merging of the two settlements and would therefore have an adverse impact on the AONB settlement pattern.

It is considered that the principle of developing north of Bowling Green Road, for a large scale development is not acceptable at this stage and would be contrary to the Core Strategy. It would lead to the perception of merging Cold Ash and Thatcham and would have adverse impact on the settlement pattern.

It is the Council's preferred approach, in accordance with the Core Strategy, to consider this area as a whole as part of a revised Local Plan, when the area can be holistically planned for ensuring infrastructure requirements can be delivered to meet the demand from new development, rather than large scale development occurring in a piecemeal manner.

Only a small amount of development is required in Thatcham under the Core Strategy framework, development of this site would be out of keeping with this principle. Development of the site would be out of keeping with the existing development pattern, as there is currently no residential development to the north of Tull Way

Site Selection – Site Commentary

Discussion:

Site Description:

The site is located to the north of Thatcham, separated from the existing residential development by Tull Way, [Bowling Green Road](#), Heath Lane and Cold Ash Hill. The site is some distance to the centre of Thatcham and public transport options are limited.

Landscape:

[The site sits within the Ashmore Green and Lower Cold Ash Plateau Edge \(LLCA14A\) as identified by the Thatcham Landscape Sensitivity Study \(2009\). This is in an area of medium landscape sensitivity, characterised by a mix of small and complex field pattern and modern linear settlement. There are good landscape links with the adjacent parts of the escarpment and there is a well defined edge to Thatcham.](#) ~~The site is in an area of low/medium landscape sensitivity, and is rural in character.~~

[The Landscape Capacity Assessment \(2015\) recommended that development on the whole site would result in harm to the natural beauty and special qualities of the AONB. Only part of the site could be pursued as a potential housing site subject to mitigation measures set out within the LCA \(2015\).](#)

[Development of this site is dependent on a wider scheme to include THA014 and THA027. Development in isolation of surrounding sites, in accordance with the LCA, would result in unacceptable level of expansion of Thatcham north and the well defined settlement boundary along Bowling Green Road and Heath Lane.](#)

Flood Risk:

The site is in flood zone 1, [with surface water flows running through and adjacent to the site. A Critical Drainage Area is located adjacent to the site.](#) ~~although it is on the edge of a critical drainage area.~~ Significant flooding occurred in Thatcham during 2007.

The Thatcham Surface Water Management plan identifies surface water flow patterns through the site. An ordinary watercourse flows through the site.

A FRA and appropriate mitigation, including SuDS would need to be provided.

Highways /Transport:

No specific comments have been made on this site.

Public transport options past the site are limited. There are opportunities for walking and cycling.

Ecology:

~~The site is adjacent to ancient woodland and the north west corner of the site is within a local wildlife site. Appropriate buffers would need to be provided.~~ [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.](#)

Archaeology:

There is some archaeological potential on the site. [Further](#) investigations would be required.

Education:

Local primary school provision is at capacity, and is local secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

No specific comments made on this site. The site is within SPZ3.

Thames Water:

[Thames Water](#) not consulted on this site

Site Selection – Site Commentary

Parish Council:

Comments on this site made by both Cold Ash Parish Council and Thatcham Town Council. There is concern over the impact of additional traffic on the existing road network, in particular along Bowling Green Road. Poor public transport opportunities in the area would make residents reliant on cars. Flooding is a key concern following the floods in 2007. New balancing ponds are being put in, but there is concern that these only mitigate the existing issue, not any future problems.

Visually development would detract from the rural approach to Cold Ash. Consultation on the Thatcham Vision indicates that people want to maintain the gap between the settlements. The site is traditional agricultural land with ancient woodlands and pre enclosure hedgerows.

The site is not considered to be close to local services and facilities.

[Advise that the Northfield Road sewer is capacity and has had historical discharge events.](#)

Preferred Options Consultation key issues:

[Two responses were received regarding this site.](#)

- [General comments](#)
- [Housing numbers and distribution](#)
- [Character](#)
- [Flood risk](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

[Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.](#)

[The site is close to some local services and facilities, although is some distance from the centre of Thatcham. There are opportunities for walking and cycling, all of which have a positive impact on sustainability, although car dependency is likely to be high given the limited public transport options and level of local services and facilities.](#)

[Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site, impact on biodiversity and geodiversity and the impact on the character of both landscape and the built environment.](#)

[Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.](#)

The SA/SEA gives a predominantly neutral sustainability impact. There are no significant sustainability effects. The site is well located for access to local services and facilities with opportunities for walking and cycling, all of which have a positive impact on sustainability. Development of the site would alter the character of the built environment as development would be taking place on the opposite side of the road to existing residential development. This could have a negative impact on sustainability. There are a number of unknown impacts, relating to the impact on ecology and flood risk. Impacts on ecology and subsequent environmental sustainability should be able to be mitigated against with appropriate buffers and wildlife protections. The site is not officially within a flood zone, although it is on the edge of a critical drainage area. Surface water run off caused significant flooding in Thatcham in 2007, therefore, there is a possibility that without appropriate mitigation measures flooding could occur impacting negatively on all elements of sustainability.

Proposed development (from SHLAA submission):

The site is being promoted for 300 dwellings and community facilities.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA013	Site Address:	20-26 Chapel Street, Thatcham
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Development Potential:	10 dwellings	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

- Key Issues:
- [Recommended within the SHLAA as Deliverable](#)
 - Within settlement boundary

Site Assessment

Parish Council consultation response:	A few applications have been in for this site. Only suitable for a small number of homes.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	Deliverable
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		Y	Site is within the settlement boundary

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA014	Site Address:	Land at Regency Park Hotel, Tull Way, Thatcham
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Development Potential:	42 dwellings (1.4ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Relationship to settlement - Development should not take place in isolation of THA011 and THA027
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Site Assessment

Parish Council consultation response:	<p>Comments on this site made by both Cold Ash Parish Council and Thatcham Town Council. There is concern over the impact of additional traffic on the existing road network, in particular along Bowling Green Road. Poor public transport opportunities in the area would make residents reliant on cars.</p> <p>Flooding is a key concern following the floods in 2007. New balancing ponds are being put in, but there is concern that these only mitigate the existing issue, not any future problems. Visually development would detract from the rural approach to Cold Ash. Consultation on the Thatcham Vision indicates that people want to maintain the gap between the settlements. The site is traditional agricultural land with ancient woodlands and pre enclosure hedgerows.</p> <p>The site is not considered to be close to local services and facilities.</p> <p>Advise that the Northfield Road sewer is capacity and has had historical discharge events.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N/A <u>N</u>	Site should not be developed in isolation of THA011 and THA027
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	Y	Within the curtilage of a hotel
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	<u>N</u> <u>Y</u>	
	Critical Drainage Area	A	Adjacent to Critical Drainage Area
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site
	Public Transport network	<u>Y</u> <u>U</u>	There is a rail station in Thatcham but this is some distance from the site. Closest bus stop is on Westfield Road which is served by a number of services. No bus services run past the site. The closest stop is on Billington Lane (service 101 infrequent).
	Footways/Pavements	<u>U</u> <u>Y</u>	There are no pavements or footways that surround the site, however there are pavements on southern side of Bowling Green Road
Landscape	Located in AONB	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Low/m Medium landscape sensitivity (Thatcham Landscape Sensitivity Study, 2009)
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Henwick Worthy and Humber Close
	Rights of Way affected	N	
	Play areas nearby	Y	
Ecology / Environmental / Geological	Protected species	N	Extended Phase 1 Habitat Survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N/A	
Relationship to surrounding area	Relationship to settlement	A <u>N</u>	The site on its own is poorly related to Thatcham. The site would need to be considered as part of a wider development scheme in conjunction with THA011 and THA027. Adjacent
	Incompatible Adjacent Lane use	N	
Heritage	Archaeology	Y	Desk based assessment required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ3
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		<u>N</u>	The railway station is located at the other side of Thatcham. Approximately 2.5km as the crow flies or 3.5km by road
Minerals and Waste	Minerals preferred area	U	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	List of neighbouring sites: THA011 and THA027		
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA014	Site Address:	Land at Regency Park Hotel	Development Potential:	42 dwellings (1.4ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is adjacent to the Regency Park Hotel which has sports facilities (private members only). There are further facilities in Thatcham. The site offers access to the countryside		The site's location gives opportunities for walking and cycling and provides access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Henwick Worthy Sports Ground and Regency Park Hotel (private members only). Public facilities are available at Kennet Leisure Centre.		
	Will it protect and enhance green infrastructure across the district?	0	There will be no Unlikely to have an impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities <u>and accessible to a number of employment sites and education facilities</u>		Thatcham's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, <u>The site is close to some local services and facilities, as well accessible to employment areas. However, it is likely that many of these areas will be accessed via car.</u> Development of the site could <u>is likely to</u> have a positive impact on the district's economic

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of opportunities for walking and cycling to local services and facilities. There is a rail station in Thatcham although it is some distance from the site. A number of bus services are available , although they do not pass the site. The nearest bus stop is on Westfield Road.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability. However, it should be noted that public transport options are limited and car dependency is likely to be high.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?0	There are no known biodiversity or geodiversity assets on the site	An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected. Extended Phase 1 Habitat Survey required	There is potential for development to have a negative impact on environmental sustainability if developed in isolation and without mitigation measures as set out within the LCA (2015)
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0 =	The site is fairly well contained by mature trees and planting so the impact of development upon the character of the environment is likely to be reduced. The Landscape Capacity Assessment (2015) recommended that development of the site would not result in harm to the natural beauty and special qualities of the	The LCA (2015) outlined that the following requirements would be necessary to conserve and enhance the AONB: - The potential development area would be below the 95m AOD contour line as shown in the LCA. - Retention of the tree	depending on the outcome of the Phase 1 Habitat Survey. Mitigation measures may be required to reduce the impact.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			<p><u>AONB. The site could be considered further in conjunction with THA011 and THA027, subject to a series of mitigation measures.</u></p> <p><u>Development of this site is dependent on a wider scheme. Development in isolation of surrounding sites would result in unacceptable level of expansion of Thatcham north and the well defined settlement boundary along Bowling Green Road and Heath Lane.</u></p> <p>The site is self contained so development would not impact upon the character of the environment</p>	<p><u>cover and incorporation into an area of GI in the north of the site</u></p> <ul style="list-style-type: none"> - <u>Reinforcement of existing tree line along Bowling Green Road, eastern and northern boundaries.</u> - <u>GI to break up built form</u> - <u>Preferred access from within the southern part of the hotel grounds or if THA011 is developed, from the western portion of the potential developable area as shown in the LCA.</u> 	
<p>6. To ensure that the built, historic and cultural environment is conserved and enhanced</p>	<p>Will it conserve and enhance the local distinctiveness of the character of the built environment?</p>	-	<p>Development on this site would change the rural nature and feel of this area. <u>The site is poorly related to the existing built form, separated by the road and part of THA011 and THA027.</u></p> <p><u>Development would lead to a change in the character of the built environment.</u></p> <p><u>Development of this site is dependent on a wider scheme. Development in isolation of surrounding sites would result in unacceptable level of expansion of Thatcham north and the well defined settlement boundary along Bowling Green Road and Heath Lane.</u> because this area is outside of the built area of Thatcham.</p>	<p><u>Mitigation measures as set out in the LCA (2015).</u></p> <p><u>A Landscape and Visual Impact Assessment (LVIA) will be required.</u></p>	<p>Development could have an <u>negative</u> impact on the character of the built environment in this area.</p> <p>Further assessment is required on any potential heritage assets on the site</p>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the significance of the District's heritage assets?	?	There is the potential for archaeology on the site.	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	The site is within the curtilage of developed land (a hotel) and is therefore classed as previously developed land		Because the site is previously developed, the site is environmentally sustainable. The sites classification as PDL would have a positive impact on environmental sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans to reduce car traffic and ensure compliance with policy CS15 of the Core Strategy..	Without consideration of sustainability construction techniques and the promotion of alternative modes of travel , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-0	The site is within a surface water flood risk area and is identified in the Surface Water Management Plan. The site is also within a critical drainage area. at low risk of flooding	SUDs would be required. A FRA and appropriate mitigation measures would be required, including SUDs.	Unlikely to have an impact on any element of sustainability. Flooding can have a negative impact on all elements of sustainability. Mitigation measures should

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a [predominantly](#) neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

[Whilst the site is close to some local services and facilities, it is some distance from the centre of Thatcham and relates poorly to the existing settlement. This has the potential to have a negative impact upon environmental sustainability. There are opportunities for walking and cycling and whilst public transport options are available these are limited and it is likely will lead to a high level of car dependency.](#)

~~The site is well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling, all of which have a positive impact on sustainability.~~

[The site is brownfield land which will have a positive impact on environmental sustainability.](#)

[Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site and the impact on the character of both landscape and the built environment.](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

There are a number of unknown impacts, relating to the impact on ecology and archaeology. Impacts on ecology and subsequent environmental sustainability should be able to be mitigated against with appropriate buffers and wildlife protections.

Development of the site would alter the character of the built environment as development would be taking place on the opposite side of the road to existing residential development. This could have a negative impact on sustainability. The site is within a surface water flood area, surface water runoff caused significant flooding in Thatcham in 2007, and therefore, there is a possibility that without appropriate mitigation measures flooding could occur impacting negatively on all elements of sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Cold Ash
Site ID:	THA014	Site Address:	Land at Regency Park Hotel, Tull Way	Development Potential:	42 dwellings (1.4ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and it is considered that there are other sites within the town which are more suitable for allocation.

Conserving and enhancing the distinctive landscape character of the AONB is given considerable weight when assessing sites for development. The Council has therefore ensured that sites within or within the setting of the AONB have been subject to a Landscape Sensitivity/Capacity Assessment (LSA/LCA). This is a consistent assessment carried out by the Council's landscape consultant to determine whether a site could be developed without causing harm to the natural beauty and special qualities of the AONB. The LCA has recommended that this site is not developed in isolation but as part of a larger scheme in conjunction with THA011 and THA027, creating a large scale development to the north of Thatcham.

One of the strategic objectives for the Core Strategy is to ensure that development is planned in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment across the District. The Core Strategy notes that a key feature of even the larger settlements in West Berkshire is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided.

It is considered that the principle of developing north of Bowling Green Road, for a large scale development is not acceptable at this stage and would be contrary to the Core Strategy. It would lead to the perception of merging Cold Ash and Thatcham and would have adverse impact on the settlement pattern.

It is the Council's preferred approach, in accordance with the Core Strategy, to consider this area as a whole as part of a revised Local Plan, when the area can be holistically planned for ensuring infrastructure requirements can be delivered to meet the demand from new development, rather than large scale development occurring in a piecemeal manner.

The site is separated from the existing settlement pattern by Tull Way and is some distance from the centre of Thatcham. The site is at risk from flooding.

Discussion:

Site Description:

The site is located to the north of Thatcham, separated from the existing settlement by Tull Way/Bowling Green Road. The site is some distance from the centre of Thatcham and public transport options are limited.

Landscape:

The site sits within the Ashmore Green and Lower Cold Ash Plateau Edge (LLCA14A) as identified by the Thatcham Landscape Sensitivity Study (2009). This is in an area of medium landscape sensitivity, characterised by a mix of small and complex field pattern and modern linear settlement. There are good landscape links with the adjacent parts of the escarpment and there is a well defined edge to Thatcham. The site is in an area of low/medium landscape sensitivity, although rural in character.

The Landscape Capacity Assessment (2015) recommended that development of the site would not result in harm to the natural beauty and special qualities of the AONB. However, the site could be considered further in conjunction with THA011 and THA027, subject to a series of mitigation measures.

Development of this site is dependent on a wider scheme to include THA011 and THA027. Development in isolation of surrounding sites in accordance with the LCA, would result in unacceptable level of expansion

Site Selection – Site Commentary

[of Thatcham north and the well defined settlement boundary along Bowling Green Road and Heath Lane.](#)

Flood Risk:

The site is in Flood Zone 1. [A FRA would be required to take account of surrounding surface water flooding. Thatcham suffered from significant flooding in July 2007.](#)

~~although it is also in an area of surface water flood risk and a critical drainage area is identified in the Thatcham Surface Water Management Plan as having overland flow paths. A FRA would be required and appropriate mitigation measures, including SUDs provided.~~

Highways /Transport:

No specific comments made on this site.

Public transport options past the site are limited. There are opportunities for walking and cycling.

Ecology:

No known ecological issues, although [an extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.](#) ~~an extended phase 1 habitat survey would be required.~~

Archaeology:

The site is in an area of high archaeological potential. Further investigation required.

Education:

Local primary school provision is at capacity, and is local secondary school provision.

Environmental Health:

No known air, noise or contamination issues

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is within SPZ3.

Thames Water:

[Thames Water](#) not consulted on this site

Parish Council:

Comments on this site made by both Cold Ash Parish Council and Thatcham Town Council. There is concern over the impact of additional traffic on the existing road network, in particular along Bowling Green Road. Poor public transport opportunities in the area would make residents reliant on cars. Flooding is a key concern following the floods in 2007. New balancing ponds are being put in, but there is concern that these only mitigate the existing issue, not any future problems.

Visually development would detract from the rural approach to Cold Ash. Consultation on the Thatcham Vision indicates that people want to maintain the gap between the settlements. The site is traditional agricultural land with ancient woodlands and pre enclosure hedgerows.

The site is not considered to be close to local services and facilities.

[Advise that the Northfield Road sewer is capacity and has had historical discharge events.](#)

[Preferred Options Consultation key issues:](#)

[1 response was received regarding this site.](#)

- [General comments](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

Site Selection – Site Commentary

SA/SEA:

Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

Whilst the site is close to some local services and facilities, it is some distance from the centre of Thatcham and relates poorly to the existing settlement. This has the potential to have a negative impact upon environmental sustainability. There are opportunities for walking and cycling and whilst public transport options are available these are limited and it is likely will lead to a high level of car dependency.

The site is brownfield land which will have a positive impact on environmental sustainability.

Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site and the impact on the character of both landscape and the built environment.

~~Overall the site is likely to have a neutral effect on sustainability, and there are no significant sustainability effects. The site is well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling, all of which have a positive impact on sustainability.~~

~~There are a number of unknown impacts, relating to the impact on ecology and archaeology. Impacts on ecology and subsequent environmental sustainability should be able to be mitigated against with appropriate buffers and wildlife protections.~~

~~Development of the site would alter the character of the built environment as development would be taking place on the opposite side of the road to existing residential development. This could have a negative impact on sustainability. The site is within a surface water flood area, surface water runoff caused significant flooding in Thatcham in 2007, and therefore, there is a possibility that without appropriate mitigation measures flooding could occur impacting negatively on all elements of sustainability.~~

Proposed development (from SHLAA submission):

The site is being promoted for 70 dwellings.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA016	Site Address:	Land to the north of Ashmore Green, Ashmore Green, Thatcham
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Development Potential:	42 dwellings (1.4ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues: - Recommended within the SHLAA as Not Currently Developable - Relationship to settlement (not adjacent to Thatcham settlement boundary)

Site Assessment

Parish Council consultation response:	<p>The parish councils (Thatcham and Cold Ash) agree with the Council's assessment of this site. The site is on high gradient and development would destroy the Ashmore Green Area. Surface and groundwater flooding are an issue, and runoff from the hills to the north of Thatcham lead to flooding in 2007. Some flood alleviation works (balancing ponds) are going on, but this is to cope with the existing problem not future issues. Sewage systems would need to be upgraded. Traffic along Heath Lane and the surrounding roads is bad and much of the road network cannot take more traffic. Visually development of these sites would detract from the entrance into and out of Thatcham.</p> <p>The Thatcham vision refresh consultation indicates that residents would like to keep the gap between settlements. There is a fear amongst local resident that should one site go for housing it will set a precedent for further development in the future further outside Thatcham.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	Y	Poor relationship to Thatcham.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Not adjacent to Thatcham settlement boundary.

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA019	Site Address:	Land at Little Copse, off Cold Ash Hill and Lawrences Lane, Thatcham
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Development Potential:	72 dwellings (2.4ha at 30dph) A new proposal was submitted for 25 dwellings (approx. 1.4ha) at Preferred Options stage	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Surface Water flow runs across the site and a Critical Drainage Area is adjacent to the site. - Adjacent to Local Wildlife Site / Ancient Semi Natural woodland - Poorly related to the existing settlement Part of site required for flood alleviation as part of the Thatcham surface water management plan.
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Site Assessment

Parish Council consultation response:	<p>Comments made by both Cold Ash parish council and Thatcham town council. Concern over the impact on Little Copse ancient woodland. There is potential for dormice and newts on the site. Access to the site is also a concern.</p> <p>The site offers good visual amenity to area south of the site, development would affect the gateway to Thatcham.</p> <p>Development would be likely to increase the risk of flooding in north Thatcham.</p> <p>Advise that Northfield Road sewer is at capacity and has had historical discharge events.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary.

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	SPotential surface water flows across the site
	Critical Drainage Area	A N	Adjacent to Critical Drainage Area
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	U	Suitable visibility splays would need to be obtained from Cold Ash Hill. Concern over an access onto Lawrences Lane given its rural nature
	Highway network suitability	U	No comments made on this site.
	Public Transport network	Y U	Thatcham is served by a rail station (2.5km as the crow flies or 3.7km along road) There is bus stop close to the site on Cold Ash Hill which is served by service 101 (infrequent service). There are also bus stops along Floral Way to the south of the site.
	Footways/Pavements	A	Pavement on the eastern side of Cold Ash Hill.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
			There are no footways or pavements on Lawrences Lane
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Site is in an area of medium landscape sensitivity (Thatcham Landscape Sensitivity Study, 2009)
	Other	N/A	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	The closest amenity space to the site is located on the junction of Foxglove Way and Floral Way
	Rights of Way affected	N	
	Play areas nearby	Y	The closest play area to the site is off Elliot Close, south of the site
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	A	Local Wildlife Site is located adjacent to the site.
	Nature Reserve	N	
	Other (eg. BOA)	N/A	
Relationship to surrounding area	Relationship to settlement	N/U	Despite being adjacent to the settlement boundary, the site is not well related to the existing settlement.
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	Further investigations required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	Thames Water not consulted on this site
	Wastewater	U	Thames Water not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ3
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	The railway station lies at the other side of Thatcham. 2.5km as the crow flies, or 3.7km along road
Minerals and Waste	Minerals preferred area	U	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: THA011, THA037 (separated from the site by Cold Ash Hill)		THA011 is separated from the site by Cold Ash Hill
Other (anything else to be considered)	Part of the site is required for flood alleviation work as a result of the Thatcham Surface Water Management Plan. Smaller site area submitted at Preferred Options consultation stage to reflect concerns raised in site assessments, and the implementation of the flood alleviation works on part of the site. These proposals have been taken into account in updating the site assessments.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA019	Site Address:	Land at Little Copse, off Cold Ash Hill and Lawrences Lane	Development Potential:	72 dwellings (2.4ha at 30 dph) A new proposal was submitted for 25 dwellings (approx. 1.4ha) at Preferred Options stage
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the Regency Park Hotel which has sports facilities (private members only). There are further facilities in Thatcham. The site is close to the open countryside		The site's location gives opportunities for walking and cycling and provides access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Kennet School and Regency Park Hotel (private members only) Public facilities are available at Kennet Leisure Centre.		
	Will it protect and enhance green infrastructure across the district?	0	There will be no Unlikely to have an impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities and accessible to a number of employment sites and education facilities.		Thatcham's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities. The site is close to local services and facilities, as well as employment areas, however it is likely that many of these will be accessed by car. Therefore, d Development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					of the site could <u>is likely to</u> have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+ 0	There are a number of opportunities for walking and cycling to local services and facilities. There is a rail station in Thatcham <u>although this is some distance from the site, and a number of bus services, although they do not pass the site pass the entrance to the site along Cold Ash Hill. The same bus also travels along Floral Way, south of the site. Although alternative transport modes are available there is likely to be a high level of car dependency.</u>		<u>The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability. However public transport options are limited and car dependency is likely to be high, resulting in an overall neutral effect on sustainability</u> Development of the site will have a positive impact upon sustainability
	Will it reduce the number of road traffic accidents and improve safety?	?	Increased traffic in Thatcham from development on the site could have an impact on Road Safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	? -	There is a Local Wildlife Site and ancient semi natural woodland adjacent the site to the site, <u>and any development on the site may have a negative impact upon the environmental sustainability</u>	<u>An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected</u> Buffers would be required (10m).	The impact of development on biodiversity is unknown, <u>is likely to have a negative effect on sustainability,</u> however mitigation measures, <u>such as the inclusion of buffers,</u> will help to reduce any potential impacts.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0 -	The site is within an area of medium landscape sensitivity. The surrounding area is rural in nature. <u>Development of this site would expand Thatcham towards Cold Ash, encroaching upon the existing green space and impacting on the identity of the two settlements.</u>	<u>A Landscape and Visual Impact Assessment (LVIA) would be required.</u>	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site is poorly related to the existing settlement and development on this site would change the rural nature and feel of this area, expanding the built form further up the hill towards Cold Ash , because this area is outside of the built area of Thatcham.		Development could have a negative impact on the character of the built environment in this area. Further assessment is required on any potential heritage assets on the site
	Will it conserve and enhance the significance of the District's heritage assets?	?	Part of site is identified as high HLC sensitivity	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans to reduce car traffic and ensure compliance with policy CS15 of the Core Strategy.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport , development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	-	<u>Part of t</u> The site is at risk from surface water flooding <u>and the site is adjacent to a Critical Drainage Area</u> and also forms part of a flood alleviation scheme.	A FRA and appropriate mitigation, including SUDs would be required. <u>Development would not be appropriate on the area of land required for the flood alleviation scheme.</u>	Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	<u>Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?</u>	<u>0</u>	<u>Not considered relevant</u>		<u>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</u>
	<u>Will it promote and support key business sectors and utilise employment land effectively and efficiently?</u>	<u>0</u>	<u>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</u> <u>The development of the site for housing will have an overall neutral effect on economic sustainability.</u>		
	<u>Will it promote and support the vitality and viability of the District's commercial centres?</u>	<u>0</u>	<u>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.</u>		

Summary

Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

Whilst tThe site is well located for access close to some local services and facilities, although it is some distance from the centre of Thatcham and relates poorly to the existing settlement. This has the potential to have a negative impact upon environmental and social sustainability. There are with opportunities for walking and cycling and whilst public transport options are available these are limited and it is likely will lead to a high level of car dependency.

The impact of development upon ecology is unknown, however appropriate mitigation, including buffers, would be needed on the site to ensure any potential impact is reduced.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Development of the site would have a negative impact on both the landscape character and the character of the built environment. There would also be an impact on the identity of settlements as development would expand Thatcham to the north, encroaching upon Cold Ash. Development is likely to negatively impact on the environmental sustainability as the site is adjacent to a Local Wildlife Site.

The site is poorly related to the existing settlement pattern of Thatcham, and this has the potential to have a negative impact upon environmental sustainability.

Flood risk on the site would have a negative impact on all elements of sustainability, as the site is at risk from surface water flooding. Part of the site is required as part of the Thatcham flood alleviation works, meaning development on this part of the site would not be appropriate. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
Site ID:	THA019	Site Address:	Land at Little Copse, off Cold Ash Hill and Lawrences Lane	Development Potential:	72 dwellings (2.4ha at 30dph) A new proposal was submitted for 25 dwellings (approx. 1.4ha) at Preferred Options stage

Recommendation:

The site is not recommended for allocation

Justification:

~~Half of the site is required for flood alleviation works as part of the Thatcham flood alleviation scheme. The site, although close to some local services and facilities, is poorly related to the existing settlement and would result in the encroachment of development towards Cold Ash.~~

[One of the strategic objectives of the Core Strategy is to ensure that development is planned in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment across the District. The Core Strategy notes that a key feature of even the larger settlements in West Berkshire is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided. The development of this site would lead to the perception of a merging of the two settlements and would therefore have an adverse impact on the settlement pattern.](#)

[The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally.](#)

[In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and, although this site is not large scale, it is considered that there are other sites within the town which are more suitable for allocation.](#)

~~The remainder of the site is poorly related to the existing settlement pattern of Thatcham. Flood risk on the site is high.~~

~~Only a small amount of development is required in Thatcham under the Core Strategy framework, other sites within the town are considered more appropriate for development.~~

Discussion:

Site Description:

The site is located to the north of Thatcham [and sits to the east of Little Copse.](#)

The site is some distance from the centre of Thatcham and public transport options are limited.

Landscape:

The site [sits within the Colthrop Manor Plateau Edge \(LLCA14F\) as identified within the Thatcham Landscape Sensitivity Study \(2009\).](#) This is in an area of medium landscape sensitivity, ~~and is rural in character.~~ [characterised by its open farmland with major blocks of woodland, and undulating escarpment slopes. Settlement in the area is sparse but the area is an important setting to north Thatcham and a rural transition zone between the urban area and the AONB.](#)

Flood Risk:

The site is in Flood Zone 1, although it is within a surface water flood risk area [and adjacent to a Critical Drainage Area.](#) An ordinary water course runs across the site. ~~Part of the site is required for the Thatcham flood alleviation work as part of the Thatcham Surface Water Management Plan.~~

Site Selection – Site Commentary

A FRA and appropriate mitigation, including SUDs would be required.

Highways /Transport:

No specific comments have been made on this site [from the Highways Department](#).

~~There are concerns over access to the site as an access road would need to pass through the area of the site being used for the flood alleviation works.~~

Ecology:

The site is adjacent to ancient [semi-natural](#) woodland [and a Local Wildlife Site](#). Appropriate buffers would be required (10m).

[An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

Archaeology:

The site is within a HLC sensitivity area. Further investigation would be required

Education:

Primary school provision [in the area](#) is at capacity, as is secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is within SPZ3

Thames Water:

TW not consulted on this site

Parish Council:

Comments made by both Cold Ash parish council and Thatcham town council.

Concern over the impact on Little Copse ancient woodland. There is potential for dormice and newts on the site. Access to the site is also a concern.

The site offers good visual amenity to area south of the site, development would affect the gateway to Thatcham.

Development would be likely to increase the risk of flooding in north Thatcham.

[Advise that Northfield Road sewer is at capacity and has had historical discharge events.](#)

Preferred Options Consultation key issues:

[Two responses were received regarding this site.](#)

- [General comments](#)
- [Flood Risk](#)
- [Distance from centre](#)
- [Character/Landscape sensitivity](#)
- [Ecology](#)
- [Access](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

[Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.](#)

[Whilst the site is close to some local services and facilities, it is some distance from the centre of Thatcham and relates poorly to the existing settlement. This has the potential to have a negative impact upon](#)

Site Selection – Site Commentary

environmental and social sustainability. There are opportunities for walking and cycling and whilst public transport options are available these are limited and it is likely will lead to a high level of car dependency. Development of the site would have a negative impact on both the landscape character and the character of the built environment. There would also be an impact on the identity of settlements as development would expand Thatcham to the north, encroaching upon Cold Ash. Development is likely to negatively impact on the environmental sustainability as the site is adjacent to a Local Wildlife Site.

Flood risk on the site would have a negative impact on all elements of sustainability, as the site is at risk from surface water flooding. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability.

~~The SA/SEA gives a predominantly neutral impact, with no significant sustainability effects. The site is well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling,~~

~~Appropriate mitigation, including buffers would be needed on the site to ensure there was not a negative impact on ecology and environmental sustainability.~~

~~The site is poorly related to the existing settlement pattern of Thatcham, and this could have a negative impact on sustainability. Flood risk on the site would have a negative impact on all elements of sustainability. Part of the site is required as part of the Thatcham flood alleviation works, meaning development on this part of the site would not be appropriate. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability.~~

Proposed development (from SHLAA submission):

No specific proposals have been submitted for this site. [New development site and proposed layout plan \(25 dwellings\)](#) submitted at Preferred Options consultation. It is proposed to have a primary access run along the north of the new compensation pond leading to built development to the east of Little Copse. It is proposed to have a secondary access onto Lawrences Lane. These proposals have been taken into account in updating the site assessments.

Site Selection – Site Assessment

Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA021	Site Address:	131, 133, 137, 139, 141 Bath Road, Thatcham
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Development Potential:	12 dwellings	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has Planning permission [and is recommended within the SHLAA as Deliverable](#)

Site Assessment

Parish Council consultation response:	Parish Council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	Part of the site has planning permission for 12 flats
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	Deliverable
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlements within the settlement hierarchy	N	
Within settlement Boundary		Y	Site is within the existing settlement boundary

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA023	Site Address:	Thatcham Garden Centre, Bath Road, Thatcham
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Development Potential:	74 dwellings	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:
 - Within settlement boundary

Site Assessment

Parish Council consultation response:	<p><i>Cold Ash Parish Council:</i></p> <p>Concern that Thatcham Garden Centre in the SHLAA (ref. THA023) as development here could add more traffic in Ashmore Green and Cold Ash.</p> <p><i>Thatcham Parish Council (comments below apply to sites THA009 (Tull Way) and THA023):</i></p> <p>Planning history of the site is against development. Development could lead to traffic issues on Tull Way. Some people felt that these sites would not be too bad, while others did not agree.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	Site is within the existing settlement boundary of Thatcham

* Any yes response will rule the site out

Site Selection – Site Assessment

Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA024	Site Address:	Land at Harts Hill Farm, Thatcham
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Development Potential:	138 252 dwellings (8.4ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- [Scale of development is contrary to the principles within the Core Strategy](#)
- Surface water flood risk (highlighted in the Thatcham Surface Water Management Plan) – [surface water flow runs through the site as well as two water courses.](#)
- Right of way crosses the site
- [Site is separated from the existing building line by Floral Way](#)
- [Site is adjacent to a Local Wildlife Site and ancient woodland](#)
- [Great Crested Newts on the site – Extended Phase 1 Habitat Survey required](#)

Site Assessment

Parish Council consultation response:	No comments on the site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	Under the Core Strategy, Thatcham is due a period of consolidation. Development of this site would be out of keeping with this principle.
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	Two water courses flow through the site as does an overland/ surface water flow route (identified in the Thatcham Surface Water Management Plan). A pond is also located within the site.
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Site can be accessed via Floral Way
	Highway network suitability	U	No comments made on this site.
	Public Transport network	U	Thatcham rail station is just under 2 miles from the centre of the site. There is a bus stop close to site on Harts Hill Road which is served by service 101 (infrequent service). Bus stops served by a frequent service (number 1) are approximately 800m (as the crow flies) or around a mile away by road.
	Footways/Pavements	NY	Pavement along Floral Way
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity <i>from Core Strategy LSS</i>	N	In area of medium landscape sensitivity.
	Other	N	

Site Selection – Site Assessment

B) Considerations		
Criteria	Yes / No / Unknown	Comments
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y Amenity greenspace adjacent site on Floral Way. There is a sports field adjacent
	Rights of Way affected	Y A Public Right of Way (footpath) crosses the site and runs adjacent to the southern part of the site
	Play areas nearby	Y Adjacent site on Floral Way
Ecology / Environmental / Geological	Protected species	Y Great Crested Newts and Bats. Extended Phase 1 Habitat Survey required
	Ancient woodland	<u>A</u> N Ancient woodland is located adjacent to the site
	Tree Preservation Orders	N
	Local Wildlife Site	A Adjacent the south western boundary of the site
	Nature Reserve	N
	Other (eg. BOA)	<u>A</u> N BOA adjacent to the site
Relationship to surrounding area	Relationship to settlement	<u>N</u> U Adjacent. Floral Way separates the site from existing residential development.
	Incompatible adjacent land uses	N Site is located to the north of Thatcham, adjacent to a small area of residential development, but separated from Thatcham by Floral Way.
Heritage impact	Archaeology	Y Site has numerous archaeological finds on site and in close proximity, significant evidence for prehistoric and RB activity. High potential here. A desk based assessment should a first step in assessing potential.
	Conservation area	N
	Listed buildings	N
	Scheduled Monument	N
Utility Services	Presence of over head cables / underground pipes	N
	Water Supply	N TW have concern regarding water supply capability
	Wastewater	N TW have concern regarding wastewater capability
	Groundwater source protection zone (SPZ)	Y SPZ3
HSE Hazard Zone	Middle	N
	Outer	N
Proximity to railway line		N
Minerals and Waste	Minerals preferred area	U
	Mineral consultation area	N
	Minerals/Waste site	N
	Other	N
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THA020-THA028	
Other (anything else to be considered)	N/A The site slopes upwards from south to north.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA024	Site Address:	Land at Hart's Hill Farm, Thatcham	Development Potential:	138 (4.6ha at 30 dph) 252 dwellings (8.4ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the Regency Park Hotel which has sports facilities (private members only). There are further facilities in Thatcham. The site is close to the open countryside		The site's location gives opportunities for walking and cycling and provides access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Kennet leisure centre and the Regency Park Hotel		
	Will it protect and enhance green infrastructure across the district?	?	A public right of way crosses the site and runs adjacent to the southern part of the site	The public right of way will need protecting should the site be developed	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities. Site close to local facilities and services (employment, shops, school), but will not provide new facilities		Thatcham's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options, including a frequent bus route that runs along the A4, which is to the south of the site. Thatcham station is approximately		The site is close to local services and facilities which encourage walking or cycling. The site also has good access to public transport and therefore Development of the site

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			<p>2.5-3km from the site.</p> <p>There are a number of opportunities for walking and cycling to local services and facilities. There are a number of opportunities for walking and cycling to local services and facilities. There is a rail station in Thatcham and a number of bus services, although they do not pass the site.</p>		would have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Increased traffic in Thatcham from development on the site could have an impact on Road Safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	<p>Part of the western boundary of the site is adjacent to a Local Wildlife Site and ancient woodland.</p> <p>Great Crested Newts and Bats are present on the site.</p>	<p>An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</p> <p>Buffers would be required from the woodland and Local Wildlife Site.</p> <p>Extended Phase 1 Habitat Survey required. Appropriate mitigation may be required</p>	There is potential for development to have a negative impact on environmental sustainability. Mitigation measures would help to reduce this impact. Appropriate mitigation measures could reduce the impact
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0-	<p>The site is in an area of medium landscape sensitivity.</p> <p>The Landscape Sensitivity Study (2009) states that this area to the east of Thatcham provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban</p>	<p>Landscaping and sensitive design could reduce the impact of development on the landscape.</p> <p>A Landscape and Visual Impact Assessment (LVIA) would be required.</p>	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			area and the AONB. It is considered the scale of the proposed development would have a negative impact on the 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?	-	<p>Development on this site would change the rural nature and feel of this area because this area is outside of the built area of Thatcham. Floral Way is a defining feature, acting as a boundary between the built up area and the countryside.</p> <p>The Landscape Sensitivity Study (2009) states that this area to the east of Thatcham provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban area and the AONB.</p> <p>It is considered the scale of the proposed development would have a negative impact on the built environment.</p>	<p>Landscaping and sensitive design could reduce the impact of development on the landscape.</p> <p>A Landscape and Visual Impact Assessment (LVIA) would be required.</p>	Development could have a negative impact on sustainability by changing the character of the built environment in this area.
	Will it conserve and enhance the significance of the District's heritage assets?	?	There is high potential for finds on the site.	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans to reduce car traffic and ensure compliance with policy CS15 of the Core Strategy.	Without consideration of sustainability construction techniques and promotion of alternative modes of transport development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is at risk from surface water flooding. Two water courses flow through the site in addition to an overland flow route (as identified in the Thatcham Surface Water Management Plan). A pond is also located within the site.	A FRA and appropriate flood mitigation measures including SUDs would need to be provided. A FRA and SUDs would be required	Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact. Surface water flooding could be an issue on the site, but with appropriate SuDS this could be mitigated meaning the site should not have an impact on any aspects of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			The development of the site for housing will have an overall neutral effect on economic sustainability.		the longer term.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a [predominantly](#) neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site is well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling, all of which have a positive impact on sustainability. [The site is also in close proximity to employment opportunities and local services and facilities which will have a positive impact on economic and social sustainability.](#)

There are protected species on the site, and without appropriate mitigation there would be negative impact on sustainability. [Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site, the impact on biodiversity and geodiversity and the impact on the character of both landscape and the built environment.](#)

[Flood risk on the site would have a negative impact on all elements of sustainability, as the site is at risk from surface water flooding. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA024	Site Address:	Land at Hart's Hill Farm, Thatcham	Development Potential:	138 dwellings (4.6ha at 30dph) 252 dwellings (8.4ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

[The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and it is considered that there are other sites within the town which are more suitable for allocation.](#)

[It is considered that the principle of developing north of Floral Way is not acceptable at this stage and would be contrary to the Core Strategy. The Landscape Sensitivity Study \(2009\) is clear that the area to the east of Thatcham provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban area and the AONB. The area is characterised by its open farmland with major blocks of woodland and undulating escarpment slopes. Settlement is sparse but the area is an important setting to north Thatcham.](#)

[It is the Council's preferred approach, in accordance with the Core Strategy, to consider this area as a whole as part of a revised Local Plan, when the area can be holistically planned for ensuring infrastructure requirements can be delivered to meet the demand from new development, rather than large scale development occurring in a piecemeal manner.](#)

~~The Core Strategy sets out that Thatcham only needs a small amount of development over the plan period. The potential on this site is much larger than required, and there are other smaller sites that are considered more suited to development at this stage.~~

~~Development on this site of Floral Way would change the character of the built environment, by moving a significant amount of residential development to the north east of Floral Way.~~

Discussion:

Site Description:

The site is located to the north east of Thatcham, separated from the existing residential development by Floral Way. There is a small residential development to the south east of the site. The site is quite close to local services and facilities, and the open countryside.

Landscape:

The site is in an area of medium landscape sensitivity, and is rural in character. [The Landscape Sensitivity Study \(2009\) outlines that the area provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban area and the AONB. The area is characterised by its open farmland with major blocks of woodland and undulating escarpment slopes. Settlement is sparse but the area is an important setting to north Thatcham.](#)

Flood Risk:

The site is in Flood Zone 1, but at risk from surface water flooding. Two water courses flow through the site, which has been identified as an overland flow route in the Thatcham Surface Water Management Plan. A FRA would be required and SuDS would need to be provided.

Highways /Transport:

No specific comments have been made on this site.

Site Selection – Site Commentary

[The site is close to a number of public transport options, with a bus service running past the site and a regular service running along the A4 to the south of the site. Thatcham also has a railway station which is approximately 2.5 - 3km from the site.](#)

There are limited public transport options passing the site, but several buses pass along the A4, and there is a railway station to the south east of Thatcham.

Ecology:

There are great crested newts and bats on the site and the western boundary of the site is adjacent to a Local Wildlife Site. [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected. In addition buffers will be required from the ancient woodland and Local Wildlife Site](#)

~~An Extended Phase 1 Habitat Assessment would be required.~~

Archaeology:

The site has high archaeological potential with evidence of prehistoric and RB activity. Potential to be a significant constraint. [Further investigation will be required.](#)

Education:

Local primary and secondary school provision is at capacity.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is within SPZ3

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

Concern regarding wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

No comments were made on this site.

Preferred Options Consultation key issues:

[Two responses were received regarding this site.](#)

- [General comments](#)
- [SA/SEA](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

[Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.](#)

[The site is well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling, all of which have a positive impact on](#)

Site Selection – Site Commentary

sustainability. The site is also in close proximity to employment opportunities and local services and facilities which will have a positive impact on economic and social sustainability.

There are protected species on the site, and without appropriate mitigation there would be negative impact on sustainability. Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site, the impact on biodiversity and geodiversity and the impact on the character of both landscape and the built environment.

Flood risk on the site would have a negative impact on all elements of sustainability, as the site is at risk from surface water flooding. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability.

~~Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.~~

~~The site is well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling, all of which have a positive impact on sustainability.~~

~~There are protected species on the site, and without appropriate mitigation there would be negative impact on sustainability. Development would change the character of the built environment in this part of Thatcham, with a potential negative impact on social and environmental sustainability. The site is at risk from surface water flooding, with two water courses flowing through the site. Without flood mitigation and SuDS there is potential for a negative impact on all elements of sustainability.~~

Proposed development (from SHLAA submission):

The site is being promoted for between 150 and 200 dwellings.

Site Selection – Site Assessment

Spatial Area:	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA025	Site Address:	Land at Lower Way, Thatcham
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Development Potential:	Approximately 857 dwellings (2.9ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Proximity to [Local Nature Reserve](#)
- [Proximity to Kennet and Lambourn Floodplain Special Area of Conservation – HRA screening required](#)
- [Proximity to Thatcham Reedbeds Site of Special Scientific Interest](#)
- [Potential contamination – further investigations required](#)
- [Archaeological potential – further investigations required](#)
- [Two foul sewers underneath the site](#)

Site Assessment

Parish Council consultation response:	<p>At the SHLAA consultation event held on 5 February 2014, Thatcham Town Council commented that A site to be considered further. the site is within the Thatcham Moors Nature Reserve. The site does seem like a logical place for development.</p> <p>At preferred options the parish council responded that it is not accepted that the proposal to release this significant and sensitive area to accommodate what is likely to be more than 87 dwellings has been properly assessed. Identification of the site is not sound and should be withdrawn.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	Close proximity to SSSI
	SAC	N	Close proximity to SAC. HRA screening required.
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	A <u>Y</u>	A small area on the southern part of the site is susceptible to surface water flooding. A Flood Risk Assessment will be required at the planning application stage if the site is allocated. SUDS and/or appropriate mitigation measures would need to be provided.
	Critical Drainage Area	A	Critical Drainage Area adjacent to the site
Contamination / pollution	Air Quality	N	Close to sewage treatment works. An odour impact assessment would be required given proximity to the sewage treatment works.
	Contaminated Land	U	The site is close to a previous land fill site opposite 53 Lower Way there is suspected contamination. There is also suspected contamination on land north of the Thatcham Discovery Centre. Contamination assessment required at the planning application stage if the site is allocated.
	Other	N	
Highways / Transport	Access issues	N	Appropriate sight lines can be obtained on to

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
			Lower Way.
	Highway network suitability	Y	Development is likely to generate approximately 522 daily vehicle movements, including about 52 during the 08:00 to 09:00 AM peak. The impact is expected to be limited as traffic is likely to distribute equally east and west to and from the site. A Transport Assessment would be required at the planning application stage if the site is allocated.
	Public Transport network	Y	Thatcham is served by regular bus services. And there is a railway station to the south east of the town, although this is some distance from the site.
Landscape	Footways/Pavements	Y	Along Lower Way
	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Within an area of medium landscape sensitivity.
Green Infrastructure	Other	N	
	Open Space / Playing field / Amenity Space nearby	Y	There is amenity space to the south of the site and a sports field to the east of the site
	Rights of Way affected	A	A public Right of Way (footpath) runs along the western and eastern boundary of the site
Ecology / Environmental / Geological	Play areas nearby	Y	There is a play area close to the site to the south
	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	Y N	Local Wildlife Site is in close proximity – to south east of site
	Nature Reserve	Y N	Part of the site falls within the Thatcham Moors Nature Reserve. The site does not contain any protected species related to the nature reserve. Local Nature Reserve is in close proximity – to south west of site.
Relationship to surrounding area	Other (eg. BOA)	A	A Biodiversity Opportunity Area is adjacent to the site. The site is in close proximity to the Kennet and Lambourn Floodplain Special Area of Conservation, and Thatcham Reedbeds Site of Special Scientific Interest. A HRA screening will be required. Part of the site is adjacent to the area covered by the West Berkshire Living Landscape project. Development on the site will not adversely affect the adjacent SSSI and SAC to the south of the site.
	Relationship to settlement	Y	Site is well related to the existing settlement.
Heritage	Incompatible adjacent land uses	U	Site is close to Discovery Centre and sewage treatment works
	Archaeology	N U	The site has been identified as having archaeological potential. A full archaeological desk based assessment would be required at the planning application stage, with mitigation strategies identified if required.
	Conservation area	N	
	Listed buildings	N	
Utility Services	Scheduled Monument	N	
	Presence of over head cables / underground pipes	N Y	There are a number of sewers on the site, and of concern to Thames Water are the two foul sewers which cross the site from east to west. These will need diverting if the need arose or easements will need to be held around them.
	Water Supply	Y N	Thames Water do not envisage any infrastructure concerns regarding water supply
	Wastewater	N Y	Thames Water has concerns regarding wastewater capability. An integrated strategy for water and wastewater would be required at planning application stage if the site is allocated. An odour impact assessment would be required given proximity to the sewage treatment works.
	Groundwater source protection zone (SPZ)	Y	SPZ3. Historic landfill site adjacent. Investigation would be required. The Environment Agency has no principle objections to development within SPZs.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
HSE Hazard AWE Consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	Approx. 1.5-2miles from the site
Minerals and Waste	Minerals preferred area	UN	
	Mineral consultation area	NY	
	Minerals/Waste site	A	The site is partially underlain by gravel deposits. Consideration of P olicies 1 &and 2 of the Replacement Minerals Local Plan relevant required.
	Other	N/A	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>	N/A	
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA025	Site Address:	Land at Lower Way, Thatcham	Development Potential:	Approximately 875 (2.9ha at 30 dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is <u>within walking and cycling distance of close to services and facilities within Thatcham</u> , and offers access to the countryside. <u>The site is well placed for access to the countryside.</u>		The site's location to the south of Thatcham gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is <u>close within walking and cycling distance of</u> facilities at Henwick Worthy Sports Ground and Kennet Leisure Centre		
	Will it protect and enhance green infrastructure across the district?	0	There is a Public Right of Way adjacent the western <u>and eastern</u> boundary of the site. <u>The site is close to local amenity space.</u>	The right of way would need to be protected.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Thatcham. <u>In addition, there is,</u> as well giving easy access to the strategic road network and public transport opportunities. This means that <u>development of</u> the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking,	+	The site is located within Thatcham. There are a number of public transport options, including a train		The site is close to local services and facilities which encourage walking or

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	cycling and public transport?		<p>station and a frequent bus route that runs along the A4, which is close to the site. It should be noted that the train station is some distance from the site.</p> <p>There are a number of opportunities for walking and cycling (a cycle lane runs past the site) to local services and facilities.</p>		<p>cycling, and therefore have a positive impact on environmental and social sustainability.</p>
	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.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?		<p>The site falls within Thatcham Moors Nature Reserve, however the site does not contain any protected species related to the nature reserve</p> <p>The south western boundary of the site is located in close proximity to a Local Nature Reserve, the Thatcham Reedbeds Site of Special Scientific Interest (SSSI), and the Kennet and Lambourn Floodplain Special Area of Conservation (SAC) (approx. 600-700m from the site). In addition, part of the site is adjacent to the area covered by the West Berkshire Living Landscape Project.</p>	<p>Owner also owns the meadows next to Thatcham Reedbeds SSSI – years ago negotiated the development of this site in return for land adjacent to the SSSI and the River Kennet</p> <p>An Extended Phase 1 Habitat Survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</p> <p>Development on the site will not adversely affect the adjacent SSSI and SAC to the south of the site. Habitat Regulations Assessment (HRA) screening will need to be undertaken at the planning application stage. This requirement will be reflected in the policy supporting the</p>	<p>Development of the site is unlikely to an impact on any elements of sustainability.</p> <p>Development of the site is likely to have a negative impact on environmental sustainability.</p>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0 =	<p>Unlikely to have an impact <u>Development of the site has the potential to negatively impact on the landscape character.</u></p> <p>The Landscape Sensitivity Study (2009) for Thatcham identified this site as being located within the Thatcham Lakes area – an important landscape buffer between Newbury and Thatcham, but is visually marred by some development on its edges. Thatcham Lakes is an important setting to the south of Thatcham and east of Newbury. The sharp contrast with the built form is of significant value. It provides an important open area which physically and visually separates Newbury from Thatcham</p>	<p><u>allocation of the site.</u></p> <p><u>Development will be expected to support and make a positive contribution to the Living Landscape Project.</u></p> <p><u>Through careful design, development should conserve and enhance the landscape character of the surrounding area.</u></p> <p><u>A landscape visual impact assessment (LVIA) will need to be submitted alongside any planning application if the site is allocated.</u></p>	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0 =	<p><u>Whilst the site is opposite residential development, constraints on the site limit the development capacity and could result in a poorly related scheme.</u></p> <p>The Landscape Sensitivity Study (2009) for Thatcham identified this site as being located within the Thatcham Lakes area – an important landscape buffer between Newbury and Thatcham, but is visually marred by some development on its edges. Thatcham Lakes is an important setting to the south of Thatcham and east of Newbury. The sharp contrast with the built form is of significant</p>	<p><u>Through careful design, development should conserve and enhance the character of the built environment of the surrounding area.</u></p> <p><u>A landscape visual impact assessment (LVIA) will need to be submitted alongside any planning application if the site is allocated.</u></p>	<p><u>Development of the site is unlikely to an impact on any elements of sustainability.</u></p> <p><u>Development of the site is likely to have a negative impact on environmental sustainability.</u></p>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			value. It provides an important open area which physically and visually separates Newbury from Thatcham. The site is adjacent to the built environment. Any development has the potential to enhance the built environment		
	Will it conserve and enhance the significance of the District's heritage assets?	0 ?	Unlikely to have an impact The site has been identified as having archaeological potential	A full archaeological desk based assessment would be required at the planning application stage, with mitigation strategies identified if required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	?	The site is located close to sewage treatment works	Consideration of appropriate mitigation measures required. An odour impact assessment will be required.	The impact of the nearby sewage treatment works on development is unknown; however mitigation measures, such as designing living spaces away from the sewage treatment works would help to reduce any impact. There would be potential for a negative impact on environmental sustainability unless the site was developed in accordance with the contamination assessment
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0 ?	Unlikely to have an impact There is the potential for contamination as the site is located close to a contaminated site and sewage treatment works.	Contamination assessment required at the planning application stage if the site is allocated.	
	Will there be an impact on water quality?	0 ?	Unlikely to have an impact There is the potential for contamination as the site is located close to a contaminated site and sewage treatment works. The site falls within Groundwater Source Protection Zone 3.	Contamination assessment required at the planning application stage if the site is allocated. The Environment Agency has no principle objections to development within SPZs.	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land	-	The site is greenfield land		The site could have a negative impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and buildings?				<p>environmental sustainability as it is a Greenfield site.</p> <p>The site could have a negative impact on environmental sustainability due to the greenfield nature of the site. The adopted Core Strategy Development (DPD) Plan Document is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p>
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans to reduce car traffic and ensure compliance with policies of the Core Strategy DPD.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0 =	A small area on the southern part of the site is susceptible to surface water flooding. There is no flood risk on the site, however There is an area of surface water flood risk adjacent to the site	<p>SUDs would need to be provided.</p> <p>If the site were to be allocated, then this would need to be accompanied by a Flood Risk Assessment (FRA). This is in line with Core Strategy DPD policy CS16 (Flooding) which also requires the provision of Sustainable Drainage Systems (SuDS) in all new developments and/or appropriate mitigation measures.</p>	<p>Unlikely to have an impact on any element of sustainability.</p> <p>A FRA will highlight the mitigation measures required to minimise the risk of flooding. Flooding can have a negative impact on all elements of sustainability unless appropriate mitigation measures can be put in place.</p>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a [predominantly](#) neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site is well related to the existing settlement, close to local services and facilities with [a number of public transport options and](#) opportunities for walking and cycling, which ~~give~~ [result in](#) a positive effect in terms of sustainability.

[Potential negative impacts could occur in relation to environmental sustainability due to the site being greenfield, however the adopted Core Strategy DPD is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.](#)

[Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.](#)

[Further potential negative impacts on environmental sustainability could occur due the proximity of the site to areas with ecological designations \(SSSI, SAC and a Local Nature Reserve\). The site could also negatively impact upon the landscape character and the character of the built environment as the area provides an important open area which physically and visually separates Newbury from Thatcham \(LSS, 2009\). As long as appropriate mitigation measures are introduced then these negative impacts could be reduced and positive effects on sustainability will be delivered.](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

The site is close to the sewage treatments works, and the impact that this would have on development is unknown, however appropriate mitigation measures will reduce any possible effects on social sustainability.

~~The site is not at risk from flooding, which has a positive impact on sustainability; SuDS would be required to ensure that development did not have a negative impact on flooding elsewhere.~~

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA025	Site Address:	Land at Lower Way, Thatcham	Development Potential:	Approximately 875 dwellings (2.9ha at 30dph)
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Recommendation:

The site is recommended for allocation

Justification:

[The Core Strategy Development Plan Document \(DPD\) sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy DPD is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy DPD, Thatcham will not accommodate large scale development at this stage.](#)

[It is considered that the principle of developing north of Thatcham \(north of Floral Way and Bowling Green Road\) is not acceptable at this stage and would be contrary to the Core Strategy DPD. The Landscape Sensitivity Study \(2009\) is clear that the areas to the north of Thatcham provide an important setting to Thatcham and a rural transition zone between the urban area and the AONB. It is the Council's preferred approach, in accordance with the Core Strategy DPD, to consider this area as a whole as part of a revised Local Plan, when the area can be holistically planned for.](#)

[This site \(THA025\) to the south of Thatcham offers a site which is well related to the existing settlement and is of a scale appropriate to the level of growth required for the town. In addition, whilst the Landscape Sensitivity Study \(2009\) outlines that the site is in an important area \(Thatcham Lakes\) which physically and visually separates Newbury from Thatcham it is not considered that development on this site, given its particular location, would detract from the principle of maintaining the separate identity of the two settlements.](#)

[Provided the necessary information and assessments are provided, along with the implementation of appropriate avoidance and mitigation measures, to ensure the legally protected habitats and species present in the Special Area of Conservation \(SAC\) and Site of Special Scientific Interest \(SSSI\) are not adversely affected, it is considered this site is suitable for allocation.](#)

~~The site is well related to the existing settlement, close to local services and facilities with public transport opportunities and walking and cycling routes into Thatcham Town Centre.~~

Discussion:

Site Description:

The site is located to the south of Thatcham, north of the Nature Discovery Centre. ~~It is~~ [close to Thatcham town centre and local services](#) and facilities.

Landscape:

The site is [identified as being within](#) an area of medium landscape sensitivity, [in the Landscape Sensitivity Study \(LSS\) \(2009\) for Thatcham. It identified this site as being located within the Thatcham Lakes area – an important landscape buffer between Newbury and Thatcham, but the area is visually marred by some development on its edges. Thatcham Lakes is an important setting to the south of Thatcham and east of Newbury. The sharp contrast with the built form is of significant value. It provides an important open area which physically and visually separates Newbury from Thatcham. Should development take place on this site a Landscape and Visual Impact Assessment \(LVIA\) would be required.](#)

Flood Risk:

The site is in flood zone 1; [however a small area on the southern part of the site is susceptible to surface water flooding. The site is close to a critical drainage area. although it is adjacent to an area of surface water flood risk.](#) An ordinary water course runs through the site. An FRA would be required [alongside the submission of any planning application, and appropriate SUDs provided. Sustainable Drainage Systems](#)

Site Selection – Site Commentary

[and/or appropriate mitigation measures would be required as part of any development on the site.](#)

Highways /Transport:

The traffic generated from the site is considered to have a limited impact on the highway network-, [however a Transport Assessment would be required at the planning application stage.](#)

There are good public transport opportunities close to the site.

Ecology:

~~The site is adjacent to the Thatcham Moors Nature Reserve and a SSSI, although this is not seen as an issue for deliverability of the site. Previously negotiation of additional land to be provided adjacent to the SSSI and River Kennet should this site be developed. Appropriate buffers would need to be provided.~~

[There is a Biodiversity Opportunity Area adjacent to the site. In addition, part of the site is adjacent to the area covered by the West Berkshire Living Landscape Project. Development will need to support and make a positive contribution to this Project.](#)

[The site is in close proximity to a Local Nature Reserve, the Kennet and Lambourn Floodplain SAC, and Thatcham Reedbeds SSSI. An Extended Phase 1 Habitat Survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.](#)

[Development on the site will not adversely affect the adjacent SSSI and SAC to the south of the site. Habitat Regulation Assessment screening will need to be undertaken at the planning application stage to ascertain the impact of development upon the SAC.](#)

Archaeology:

Potential archaeology on the site. ~~Further investigation required.~~ [A full archaeological desk based assessment would be required at the planning application stage, with mitigation strategies identified if required.](#)

Education:

Primary and secondary school provision is at capacity.

Environmental Health:

No known air or noise issues. [The site is located close to sewage treatment works. An odour impact assessment would be required.](#)

~~The site is close to a previous land fill site.~~ [Opposite 53 Lower Way there is suspected contamination, and there is also suspected contamination on land north of the Thatcham Nature Discovery Centre. A contamination assessment would be required as part of any planning application.](#)

Minerals and Waste:

The site is partially underlain by gravel deposits. Consideration of policies 1 & [and 2 of the RMLP Replacement Minerals Local Plan](#) ~~required.~~ [relevant. However, the site is near the edge of the deposit and there might be limited possibility for the option to use minerals on site as part of construction or prior extraction \(depending on depth and deposit quality\).](#)

[There are no known waste issues nearby.](#)

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is in ~~SPZ3~~ [groundwater source protection zone \(SPZ\)3.](#) ~~and~~ [The Environment Agency has no principle objections to development within SPZs. The Environment Agency also advised that the site is](#) close to a former landfill site. Investigation of potential contamination would be required.

Thames Water:

No water supply infrastructure issues envisaged.

Site Selection – Site Commentary

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. [An integrated strategy for water and wastewater would be required at planning application stage if the site is allocated which should cover flood risk, water quality and conservation. The strategy would need to be clear how a solution would be delivered to any concerns identified as the development came forward.](#)

~~A drainage strategy would be required~~

[There are a number of sewers on the site, and of concern to Thames Water are the two foul sewers which cross the site from east to west. These will need diverting if the need arose or easements will need to be held around them.](#)

Parish Council:

[At the SHLAA consultation event held on 5 February 2014, Thatcham Parish Council commented that the site is within the Thatcham Moors Nature Reserve. They also commented that it was A a site to be considered further. The site \[and\]\(#\) does seem like logical place for development.](#)

[At preferred options the parish council responded that it is not accepted that the proposal to release this significant and sensitive area to accommodate what is likely to be more than 87 dwellings has been properly assessed. Identification of the site is not sound and should be withdrawn.](#)

Preferred options consultation key issues:

- [General comments – impact on house prices, existing residents not considered, loss of views, overcrowding.](#)
- [Consultation process – timing, complicated process to submit comments, 100m consultation zone insufficient, underhand process.](#)
- [Contamination – refuse tip in part of field in 1950s.](#)
- [Crime – increase in anti-social behaviour, recent closure of police station.](#)
- [Density – excessive, more houses will be completed than stated.](#)
- [Impact on ecology – proximity to SSSI, SAC and nature reserve; part of the nature reserve, impact on wildlife, site a buffer zone between existing residential development and the nature reserve.](#)
- [Flood risk – history of flooding on the site, surface water flood risk, development will worsen flooding, FRA not carried out.](#)
- [Heritage assets – archaeological potential on the site.](#)
- [Highways and transport – increase in congestion, previous applications on Lower Way refused on access/road safety grounds, issue of speeding, increased road safety risk, limited car parking.](#)
- [Walking – network of footpaths across the site. No public rights of way across the site. Site in private ownership. Application made to Council to record footpaths – not yet determined.](#)
- [Infrastructure at capacity and could not support increased population – education, GP surgeries, sewage network. Potential issues with primary provision. Thames Water has issues with wastewater network.](#)
- [Sewage pipes underneath site.](#)
- [Impact on landscape/setting – within AONB, sensitive landscape, one of Thatcham's last rural areas, site forms clear boundary to settlement.](#)
- [Loss of open/recreation space – site has accommodated car boot sales, fairs and circuses over the years.](#)
- [Pollution – air and noise.](#)
- [Principle of development – no need for additional housing, alternative sites \(PDL, north Thatcham, vacant offices\), precedent.](#)
- [Settlement boundaries.](#)
- [Site selection process – inconsistent as other sites ruled out for reasons that apply to this site, alternative sites not considered.](#)
- [Statement of consultation – statements made at 2014 SHLAA consultation events questioned, eg. should Cold Ash Parish Council have commented about Thatcham sites, accuracy.](#)
- [Sustainability.](#)

SA/SEA:

Overall the site is likely to have a [predominantly](#) neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

Site Selection – Site Commentary

The site is well related to the existing settlement, close to local services and facilities with [a number of public transport options and](#) opportunities for walking and cycling, which [give result in](#) a positive effect in terms of sustainability.

[Potential negative impacts could occur in relation to environmental sustainability due to the site being greenfield, however the adopted Core Strategy Development Plan Document is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.](#)

[Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.](#)

[Further potential negative impacts on environmental sustainability could occur due the proximity of the site to areas with ecological designations \(SSSI, SAC and a Local Nature Reserve\). The site could also negatively impact upon the landscape character and the character of the built environment as the area provides an important open area which physically and visually separates Newbury from Thatcham \(LSS, 2009\). As long as appropriate mitigation measures are introduced then these negative impacts could be reduced and positive effects on sustainability will be delivered.](#)

The site is close to the sewage treatments works, and the impact that this would have on development is unknown, however appropriate mitigation measures will reduce any possible effects on social sustainability.

~~The site is not at risk from flooding, which has a positive impact on sustainability; SuDS would be required to ensure that development did not have a negative impact on flooding elsewhere.~~

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is being promoted for residential development with an open space buffer to the countryside to the south.

Site Selection – Site Assessment

Spatial Area:	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA026	Site Address:	Land at Colthrop Cottages, Thatcham
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Development Potential:	16 dwellings	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- [Recommended within the SHLAA as Not Currently Developable](#)
- Flood zone 3
- [Detached from settlement boundary](#)

Site Assessment

Parish Council consultation response:	Thatcham Parish Council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	Within Flood Zone 3
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	Y	Flood risk
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Site detached from existing settlement boundary

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA027	Site Address:	The Creek, Heath Lane, Thatcham
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Development Potential:	41 dwellings (1.36ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:

- Relationship to settlement - not adjacent to settlement boundary. [The site is surrounded by site THA011.](#)
- [Development should not take place in isolation of THA011 and THA014](#)

Site Assessment

Parish Council consultation response:	<p>Comments on this site made by both Cold Ash Parish Council and Thatcham Town Council. There is concern over the impact of additional traffic on the existing road network, in particular along Bowling Green Road. Poor public transport opportunities in the area would make residents reliant on cars.</p> <p>Flooding is a key concern following the floods in 2007. New balancing ponds are being put in, but there is concern that these only mitigate the existing issue, not any future problems.</p> <p>Visually development would detract from the rural approach to Cold Ash. Consultation on the Thatcham Vision indicates that people want to maintain the gap between the settlements. The site is traditional agricultural land with ancient woodlands and pre enclosure hedgerows.</p> <p>The site is not considered to be close to local services and facilities.</p> <p>Advise that the Northfield Road sewer is capacity and has had historical discharge events.</p>
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A) Automatic exclusion			
Criteria	Yes/No*	Comments	
Less than 5 dwellings	N		
Planning Permission	N		
Within flood zone 3	N		
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/A N	Site should not be developed in isolation of THA011 and THA014
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Not adjacent to the settlement boundary.

* Any yes response will rule the site out.

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
Land use	Previously Developed Land	N P	Residential garden and dwelling
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Site is effectively land locked by THA011.
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	There is a railway station in Thatcham but this is some distance from the site (approx. 2.5km as the crow flies or 3.5km by road) Closest bus stop with active service is on Westfield Road, which is served by services 100, 101, 104 and 105 (frequent but no Sunday service).
	Footways/Pavements	Y	There are no footways or pavements immediately next to the site, but there is a pavement on the

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
			southern side of Heath Lane
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Site is in an area of low/medium landscapesensitivity (Thatcham Landscape Sensitivity Study, 2009)
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	There is amenity space close to the site off Humber Close and a sports field close on Sagecroft Road. Henwick Worthy is in close proximity.
	Rights of Way affected	N	
	Play areas nearby	Y	There is a play area in close proximity to the site off Goldsmith Close and Elliot Close
Ecology / Environmental / Geological	Protected species	U	Potential for bats on the site. Extended Phase 1 Habitat Survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	N	
Relationship to surrounding area	Relationship to settlement	N	The site on its own is poorly related to Thatcham. The site would need to be considered as part of a wider development scheme in conjunction with THA011 and THA014. adjacent sites would need to be developed.
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	Sits within wider area of archaeological potential. Also late 19th century house and outbuildings. More information required Further investigations required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	Thames Water not consulted on this site
	Wastewater	U	Thames Water not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	The railway station is located at the other side of Thatcham (approx. 2.5km as the crow flies or 3.5km by road)
Minerals and Waste	Minerals preferred area	U	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THA011, THA014		
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA027	Site Address:	The Creek, Heath Lane, Thatcham	Development Potential:	41 dwellings (1.36ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the Regency Park Hotel which has sports facilities (private members only). There are further facilities in Thatcham. The site is close to the open countryside		The site's location gives opportunities for walking and cycling and provides access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Kennet Leisure Centre and Regency Park Hotel (private member only). The site is also close to facilities at Henwick Worthy Sports Ground		
	Will it protect and enhance green infrastructure across the district?	0	There will be no Unlikely to have an impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities and accessible to a number of employment sites and education facilities.		Thatcham's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, The site is close to some local services and facilities, as well as being accessible to employment areas. However, most of these areas will be accessed via car. Development of the site could is likely to have a positive impact on the district's economic

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	<p>There are a number of opportunities for walking and cycling to local services and facilities. There is a rail station in Thatcham <u>although it is some distance from the site.</u> and a number of bus services <u>are available</u>, although they do not pass the site. <u>The nearest bus stop is on Westfield Road.</u> There is a rail station in Thatcham but this is some distance from the site.</p> <p>Bus services close to the site are infrequent.</p> <p>There are however a number of opportunities for walking and cycling to local services and facilities.</p>		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability. However public transport options are limited <u>and car dependency is likely to be high.</u>
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No identified issues on the site. Potential for bats.	<u>An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</u> Extended Phase 1 Habitat Survey required in addition to a bat survey	Development of the site is unlikely to an impact on any elements of sustainability. <u>There is potential for development to have a negative impact on environmental sustainability if developed in isolation and without mitigation measures as set out within the LCA (2015).</u>
	Will it conserve and enhance the local	0 =	The site is fairly well contained by mature trees and planting so the	<u>The LCA (2015) outlined that the following requirements</u>	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	distinctiveness of the character of the landscape?		<p>impact of development upon the character of the environment is likely to be reduced.</p> <p>The Landscape Capacity Assessment (2015) recommended that development of the site would not result in harm to the natural beauty and special qualities of the AONB. The site could be considered further in conjunction with THA011 and THA014, subject to a series of mitigation measures.</p> <p>Development of this site is dependent on a wider scheme. Development in isolation of surrounding sites would result in unacceptable level of expansion of Thatcham north and the well defined settlement boundary along Bowling Green Road and Heath Lane.</p>	<p>would be necessary to conserve and enhance the AONB:</p> <ul style="list-style-type: none"> - The potential development area would be below the 95m AOD contour and form the northern limit of development off Bowling Green Road as shown in the LCA. - Most of the site would be suitable for development subject to a narrow belt of GI along the southern edge as shown in the LCA, to retain the character of the Bowling Green Road at this point. - Tree belts to be provided to the boundaries with open countryside or to the adjacent THA011 - GI to break up the built form - Preferred access from either the existing access point or from THA011. 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0-	<p>The site contains an existing dwelling and garden. The site is poorly related to the existing built form, separated by the road and part of THA011 and THA014.</p> <p>Development would lead to a change in the character of the built environment, if developed alongside other adjacent sites.</p>	<p>Mitigation measures as set out in the LCA (2015).</p> <p>A Landscape and Visual Impact Assessment (LVIA) will be required.</p>	<p>Development of the site in isolation is unlikely to have an impact on any elements of sustainability. is likely to have a negative impact on sustainability.</p> <p>Further assessment is required regarding archaeological potential.</p>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			Development of this site is dependent on a wider scheme. Development in isolation of surrounding sites would result in unacceptable level of expansion of Thatcham north and the well defined settlement boundary along Bowling Green Road and Heath Lane.		
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is within a wider area of archaeological potential. There is a late nineteenth century house and outbuildings within the site.	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-/+	The site is greenfield land a mixture of brownfield and greenfield land, however the majority of the site is residential garden (greenfield).		Because the site is previously developed, the site is environmentally sustainable. The site is partly brownfield and partly greenfield land therefore there is the potential for both positive and negative effects on sustainability.
10. To reduce emissions contributing to climate change and ensure	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans to reduce car traffic and	Without consideration of sustainability construction techniques and the

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
adaptation measures are in place to respond to climate change				ensure compliance with policy CS15 of the Core Strategy.	promotion of alternative modes of travel development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	There is no official flood risk on the site.	SUDs would be required.	Unlikely to have an impact on any element of sustainability. Cold Ash Parish Council have commented that the site is required to accommodate flood retention basins to complete flood protection, however the Thatcham Surface Water Management Plan does not indicate that this site would form part of a basin.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	The development of the site for housing will have an overall neutral effect on economic sustainability. Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a [predominantly](#) neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

[Whilst the site is close to some local services and facilities, it is some distance from the centre of Thatcham and relates poorly to the existing settlement. This has the potential to have a negative impact upon environmental sustainability. There are opportunities for walking and cycling and whilst public transport options are available these are limited and it is likely will lead to a high level of car dependency.](#)

~~The site is well located for access to local services and facilities (although it is some distance from the centre of Thatcham) with opportunities for walking and cycling, all of which have a positive impact on sustainability.~~

The site [majority of the site](#) is greenfield [land](#) as it is [comprising](#) residential garden, ~~meaning there could be~~ [and as a result could have](#) a negative impact on environmental sustainability.

[Additional potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site and the impact on the character of both landscape and the built environment.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA027	Site Address:	The Creek, Heath Lane, Thatcham	Development Potential:	41 dwellings (1.36ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and it is considered that there are other sites within the town which are more suitable for allocation.

Conserving and enhancing the distinctive landscape character of the AONB is given considerable weight when assessing sites for development. The Council has therefore ensured that sites within or within the setting of the AONB have been subject to a Landscape Sensitivity/Capacity Assessment (LSA/LCA). This is a consistent assessment carried out by the Council's landscape consultant to determine whether a site could be developed without causing harm to the natural beauty and special qualities of the AONB. The LCA has recommended that this site is not developed in isolation but as part of a larger scheme in conjunction with THA011 and THA014, creating a large scale development to the north of Thatcham.

One of the strategic objectives for the Core Strategy is to ensure that development is planned in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment across the District. The Core Strategy notes that a key feature of even the larger settlements in West Berkshire is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided.

It is considered that the principle of developing north of Bowling Green Road, for a large scale development is not acceptable at this stage and would be contrary to the Core Strategy. It would lead to the perception of merging Cold Ash and Thatcham and would have adverse impact on the settlement pattern.

It is the Council's preferred approach, in accordance with the Core Strategy, to consider this area as a whole as part of a revised Local Plan, when the area can be holistically planned for ensuring infrastructure requirements can be delivered to meet the demand from new development, rather than large scale development occurring in a piecemeal manner.

The site is poorly related to Thatcham without adjacent sites being developed. This would lead to a much larger area being developed. The Core Strategy sets out that Thatcham only needs a small amount of development over the plan period, so development of this site, with other adjacent sites is not required at this stage.

Discussion:

Site Description:

The site is located to the north of Thatcham, and lies to the north of Bowling Green Road/Heath Lane. The site is not adjacent to the settlement boundary, although it is close to it, but is surrounded completely by site THA011 and effectively land-locked The site is therefore separated from the existing residential development by Full Way the road and part of THA011.
The site is some distance to the centre of Thatcham and public transport options are limited.

Landscape:

The site sits within the Ashmore Green and Lower Cold Ash Plateau Edge (LLCA14A) as identified by the Thatcham Landscape Sensitivity Study (2009). This is in an area of low/medium landscape sensitivity, characterised by a mix of small and complex field pattern and modern linear settlement. There are good landscape links with the adjacent parts of the escarpment and there is a well defined edge to Thatcham. and is rural in character.

Site Selection – Site Commentary

[The Landscape Capacity Assessment \(2015\)](#) recommended that development of the site would not result in harm to the natural beauty and special qualities of the AONB. However, the site could be considered further in conjunction with THA011 and THA014, subject to a series of mitigation measures.

[Development of this site is dependent on a wider scheme to include THA011 and THA014. Development in isolation of surrounding sites, in accordance with the LCA, would result in unacceptable level of expansion of Thatcham north and the well defined settlement boundary along Bowling Green Road and Heath Lane.](#)

Flood Risk:

The site is in Flood Zone 1. A FRA would be required to take account of [surrounding](#) surface water flooding. Thatcham suffered from significant flooding in July 2007.

Highways /Transport:

No specific comments given on this site [from the Highways Department](#).

Public transport options past the site are limited. There are opportunities for walking and cycling.

Ecology:

There is potential for bats on the site. [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.](#) ~~An extended phase 1 habitat survey and bat survey would be required.~~

Archaeology:

The site is within a wider area of archaeological potential. Further investigation is required.

Education:

Primary and Secondary school provision is at capacity.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is within SPZ3.

Thames Water:

[Thames Water](#) not consulted on this site

Parish Council:

Comments on this site made by both Cold Ash Parish Council and Thatcham Town Council. There is concern over the impact of additional traffic on the existing road network, in particular along Bowling Green Road. Poor public transport opportunities in the area would make residents reliant on cars.

Flooding is a key concern following the floods in 2007. New balancing ponds are being put in, but there is concern that these only mitigate the existing issue, not any future problems.

Visually development would detract from the rural approach to Cold Ash. Consultation on the Thatcham Vision indicates that people want to maintain the gap between the settlements. The site is traditional agricultural land with ancient woodlands and pre enclosure hedgerows.

The site is not considered to be close to local services and facilities.

[Advise that the Northfield Road sewer is capacity and has had historical discharge events.](#)

[Preferred Options Consultation key issues:](#)

Site Selection – Site Commentary

[1 response was received regarding this site.](#)

- [General comments](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

[Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.](#)

[Whilst the site is close to some local services and facilities, it is some distance from the centre of Thatcham and relates poorly to the existing settlement. This has the potential to have a negative impact upon environmental sustainability. There are opportunities for walking and cycling and whilst public transport options are available these are limited and it is likely will lead to a high level of car dependency.](#)

[The site majority of the site is greenfield land comprising residential garden, and as a result could have a negative impact on environmental sustainability.](#)

[Additional potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site and the impact on the character of both landscape and the built environment.](#)

~~The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability effects. The site is well located for access to local services and facilities (although it is some distance from the centre of Thatcham), with opportunities for walking and cycling, all of which have a positive impact on sustainability. The site is greenfield as it is residential garden, meaning there could be a negative impact on environmental sustainability.~~

Proposed development (from SHLAA submission):

No specific proposals have been submitted for this site.

Site Selection – Site Assessment

Spatial Area:	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA028	Site Address:	Land north of Floral Way and east of Harts Hill Road, Thatcham
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Development Potential:	103-90 dwellings (3ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Site is separated from the existing building line by Floral Way - Potential surface water flood risk – surface water flows run adjacent to the site.
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Site Assessment

Parish Council consultation response:	<p>Comments were made on this site by Thatcham Town Council and Cold Ash Parish Council. Development would contribute to flood risk in Thatcham. Traffic would have an impact on the road network in north Thatcham and Cold Ash, especially at peak times, as there are limited alternatives (infrequent bus services). There are capacity issues at Kennet School. Residents are concerned that development would set a precedent for further development on the other site of Floral Way. General feeling that this site could be more acceptable than THA007 or THA008 as there is already development on the other side of Harts Hill Road.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	Under the Core Strategy, Thatcham is due a period of consolidation. Development of this site would be out of keeping with this principle.
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	U	Parish council report surface water flow route through the site. There is a historic incidence of surface water flooding (July 2007) along the north western boundary of the site. Surface water flows adjacent to the site
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N/A	
Highways / Transport	Access issues	N	Site can be accessed via Floral Way or Harts Hill Road
	Highway network suitability	N	No comments made on this site.
	Public Transport network	U	Thatcham rail station is just over a mile 1.5 miles from the centre of the site. There is a bus stop close to the site on Harts Hill Road which is served by service 101 (infrequent service, i.e. two hourly or less). Stops that are served by a frequent bus service (service 1) are around half a mile from the centre of the site.
	Footways/Pavements	Y	Grass verge runs alongside the part of the site which fronts onto Floral Way. There is a

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
			pavement on the western side of Floral Way. No pavement or footway runs along the site where it border Harts Hill Road, but there is a pavement on the western side of Harts Hill Road
Landscape	Located in AONB	N	
	Located in an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Site is in an area of medium landscape sensitivity.
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	There is amenity space close to the site by the junction of Floral Way and Foxglove Way, and allotments also close by on Harts Hill Road. There is a sports ground south of A4 London Road.
	Rights of Way affected	N	
	Play areas nearby	Y	There is a play area and amenity space close to the site by the junction of Floral Way and Foxglove Way.
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	<u>A</u> N	BOA adjacent to the site
Relationship to surrounding area	Relationship to settlement	U	The site is separated from existing development due to Floral Way. There is no development to the north east of Floral Way.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	No known archaeology but potential due to adjacent site - will need desk based assessment
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater source protection zone (SPZ)	Y	SPZ3
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		<u>N</u>	
Minerals and Waste	Minerals preferred area	U	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THA007, THA024, THA030		
Other (anything else to be considered)	<u>N/A</u>		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA028	Site Address:	Land north of Floral Way and East of Harts Hill Road	Development Potential:	90 dwellings (3ha at 30 dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local facilities and offers good access to the open countryside		The site's location to the east of Thatcham gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Kennet leisure centre. The site is also in close proximity to local amenity space and play areas.		
	Will it protect and enhance green infrastructure across the district?	? 0	A Public Right of Way runs to the east of the site	The right of way would need to be retained and protected.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Thatcham. The site also has good , as well giving each access to the strategic road network and public transport opportunities, although the railway station is some distance from the site. This means that the development of site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Thatcham. There are a number of public transport options, including a frequent bus route that runs along the A4, which is close to the south of		The site is close to local services and facilities which encourage walking or cycling. The site also has good access to public

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			<p>the site.</p> <p>Thatcham station is approximately 2.35 - 3km from the site.</p> <p>There are a number of opportunities for walking and cycling to local services and facilities.</p>		<p>transport. Development of the site would, and therefore have a positive impact on environmental and social sustainability.</p>
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	There are no known biodiversity and geodiversity assets on the site		<p>There is potential for development to have a negative impact on environmental sustainability. Appropriate mitigation measures could reduce the impact It is unlikely that the site would have an impact on any aspect of sustainability.</p>
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0 =	<p>The site is in an area of medium landscape sensitivity.</p> <p>The Landscape Sensitivity Study (2009) states that this area to the east of Thatcham provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban area and the AONB.</p>	<p>Landscaping could reduce the impact of development on the landscape.</p> <p>A Landscape and Visual Impact Assessment (LVIA) will be required.</p>	
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?	-	<p>Development on this site would change the rural nature and feel of this area. as this area is outside the built area of Thatcham Floral Way is a defining feature, acting as a boundary between the built up area and the countryside.</p> <p>The Landscape Sensitivity Study (2009) states that this area to the east of Thatcham provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural</p>	<p>Landscaping and sensitive design could reduce the impact of development on the landscape.</p> <p>A Landscape and Visual Impact Assessment (LVIA) will be required.</p>	<p>Development would have a <u>negative</u> impact on the character of the built environment in this area.</p> <p>Further assessment is required on any potential heritage assets on the site</p>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			transition zone between the urban area and the AONB.		
	Will it conserve and enhance the significance of the District's heritage assets?	?	No known archaeology but potential due to adjacent site have high archaeological potential	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield land		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans to reduce car traffic and ensure compliance with policy CS15 of the Core Strategy.	Without consideration of sustainability construction techniques, and promotion of alternative modes of transport , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	The site is not in an area of flood risk; however Cold Ash Parish Council reported a surface water flow route through the site. The TSWMP identifies surface water flows along the north western boundary of the site.	A FRA and appropriate mitigation, including SuDS required.	Flooding has could have a negative impact on all aspects of sustainability. Mitigation measures can help to reduce this impact.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a [predominantly](#) neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a healthy active lifestyle, all of which have a positive impact on sustainability. [The site is also in close proximity to employment opportunities and local services and facilities which will have a positive impact on economic and social sustainability.](#)

[Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site and the impact on the character of both landscape and the built environment.](#)

[Flood risk on the site could have a negative impact on all elements of sustainability, as the site is at risk from surface water flooding. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability.](#) Development could change the character of the built environment, which could have a negative impact on sustainability. While the site is not within an official flood risk area, there is evidence of surface water flows along the boundary of the site, which could lead to flooding and a negative impact on sustainability unless suitable mitigation measures were considered.

Summary of effects:

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Thatcham
Site ID:	THA028	Site Address:	Land north of Floral Way and East of Harts Hill Road, Thatcham	Development Potential:	403-90 dwellings (3ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

[The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally. In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and although this site is not considered large scale in terms of allocations for Thatcham, it is considered that there are other sites within the town which are more suitable for allocation.](#)

[It is considered that the principle of developing north of Floral Way is not acceptable at this stage and would be contrary to the Core Strategy. The Landscape Sensitivity Study \(2009\) is clear that the area to the east of Thatcham provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban area and the AONB. The area is characterised by its open farmland with major blocks of woodland and undulating escarpment slopes. Settlement is sparse but the area is an important setting to north Thatcham.](#)

[It is the Council's preferred approach, in accordance with the Core Strategy, to consider this area as a whole as part of a revised Local Plan, when the area can be holistically planned for ensuring infrastructure requirements can be delivered to meet the demand from new development, rather than development occurring in a piecemeal manner.](#)

~~The Core Strategy sets out that Thatcham only needs a small amount of development over the plan period. The potential on this site is larger than required, and there are other smaller sites that are considered more suited to development at this stage.~~

~~Development would change the character of the built environment, by developing to the north of Floral Way.~~

Discussion:

Site Description:

The site is located to the east of Thatcham, separated from the existing building pattern by Floral Way. The site has good access to local services and facilities as well as good access to the open countryside.

Landscape:

The site is in an area of medium landscape sensitivity and is rural in character. [The Landscape Sensitivity Study \(2009\) outlines that the area provides a strong contrast to the more immediate urban form, providing an important setting to Thatcham and rural transition zone between the urban area and the AONB. The area is characterised by its open farmland with major blocks of woodland and undulating escarpment slopes. Settlement is sparse but the area is an important setting to north Thatcham.](#)

Flood Risk:

The site is in Flood Zone 1. The site suffered from surface water flooding in 2007 [and surface water flows run adjacent to the site](#). A FRA and SuDS would be required.

Highways /Transport:

No specific comments have been made on this site.

The site is close to a number of public transport options, with a bus service running past the site. [and a regular service running along the A4 to the south of the site. Thatcham also has a railway station which is](#)

Site Selection – Site Commentary

[approximately 2.5 - 3km from the site.](#) ~~Thatcham also has a railway station.~~

Ecology:

There are no known ecological issues.

Archaeology:

No known archaeological issues, but investigation would be required.

Education:

Local primary school provision is at capacity, as is local secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not in an AWE consultation zone.

Environment Agency:

No specific comments on this site. The site is in SPZ3.

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

Comments were made on this site by Thatcham Town Council and Cold Ash Parish Council. Development would contribute to flood risk in Thatcham. Traffic would have an impact on the road network in north Thatcham and Cold Ash, especially at peak times, as there are limited alternatives (infrequent bus services). There are capacity issues at Kennet School. Residents are concerned that development would set a precedent for further development on the other site of Floral Way. General feeling that this site could be more acceptable than THA007 or THA008 as there is already development on the other side of Harts Hill Road.

Preferred Options Consultation key issues:

[Four responses were received regarding this site.](#)

- [General comments](#)
- [Site Assessment](#)
- [THA025](#)
- [Development north of Floral Way](#)
- [Accessibility to services and facilities](#)
- [Flood Risk](#)
- [Transport and highways](#)
- [Ecology](#)
- [Character of the area](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

[Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.](#)

Site Selection – Site Commentary

The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. The site is also in close proximity to employment opportunities and local services and facilities which will have a positive impact on economic and social sustainability.

Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site and the impact on the character of both landscape and the built environment.

Flood risk on the site could have a negative impact on all elements of sustainability, as the site is at risk from surface water flooding. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability.

~~There are no significant sustainability impacts from this site. There are no significant sustainability impacts from this site. The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. Development could change the character of the built environment, which could have a negative impact on sustainability. While the site is not within an official flood risk area, there is evidence of surface water flows along the boundary of the site, which could lead to flooding and a negative impact on sustainability unless suitable mitigation measures were considered.~~

Proposed development (from SHLAA submission):

The site is proposed for up to 100 dwellings, including affordable housing. There would be potential for the site to be developed alongside THA024.

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA029	Site Address:	Former depot at Pound Lane, Thatcham
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Development Potential:	21 dwellings	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Within settlement boundary
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Site Assessment

Parish Council consultation response:	Land to be sold by WBC. Would be a good site for development
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	Deliverable
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	Site is within the existing settlement boundary of Thatcham

* Any yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA030	Site Address:	Dunston Fields North, Harts Hill Road, Thatcham
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Development Potential:	165 dwellings	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
[Recommended within the SHLAA as Not Currently Developable](#)
 Relationship to settlement (not adjacent to settlement boundary)

Site Assessment

Parish Council consultation response:	Thatcham Town Council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not currently developable	Y	Relationship to existing settlement
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Detached from the existing settlement boundary of Thatcham

* Any yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA031	Site Address:	1 The Broadway, Thatcham
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Development Potential:	14 dwellings	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	- Planning Permission and is within the existing settlement boundary
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Site Assessment

Parish Council consultation response:	Thatcham Town Council did not comment on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	Site has planning permission
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A
SHLAA Assessment	Not currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y
		Site is within the existing settlement boundary

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA032	Site Address:	77-79 Bath Road, Thatcham
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Development Potential:	14 dwellings	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	- The site has planning permission for 14 dwellings and is within the settlement boundary
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Site Assessment

Parish Council consultation response:	Thatcham Town Council did not comments on this site
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A) Automatic exclusion		
Criteria		Yes/No* Comments
Less than 5 dwellings		N
Planning Permission		Y Site has planning permission
Within flood zone 3		N
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A
SHLAA Assessment	Not currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y Site is within the existing settlement boundary

* Any yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA033	Site Address:	99 Station Road and Land at Hewdens, Thatcham
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Development Potential:	14 dwellings	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	- The site has planning permission for 14 dwellings and is within the settlement boundary
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Site Assessment

Parish Council consultation response:	Thatcham Town Council did not comments on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	Site has planning permission
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A
SHLAA Assessment	Not currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y
		Site is within the existing settlement boundary

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA034	Site Address:	1-8 Clerewater Place, Lower Way, Thatcham
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Development Potential:	11 dwellings	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Within settlement boundary
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Site Assessment

Parish Council consultation response:	The site is currently offices. This could be redeveloped under permitted development rights
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	Site is within the existing settlement boundary

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA035	Site Address:	Kingsland Centre, The Broadway, Thatcham
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Development Potential:	46 dwellings	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	- The site has planning permission for 46 residential dwellings and is within the settlement boundary .
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Site Assessment

Parish Council consultation response:	The site has planning permission, but nothing has happened
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	Site has planning permission - 07/00565 . Approved.
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	Site is within the existing settlement boundary

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA036	Site Address:	Taceham House, The Haywards, Thatcham
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Development Potential:	6 dwellings	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	The site has planning permission for affordable housing and is within the settlement boundary
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Site Assessment

Parish Council consultation response:	Thatcham Town Council did not comment on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	Site has planning permission
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A
SHLAA Assessment	Not currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y
		Site is within the existing settlement boundary

* Any yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area:	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA037	Site Address:	Land at Lawrences Lane, Thatcham
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Development Potential:	Approximately 15 dwellings	SHLAA Assessment:	New site submitted at Preferred Options stage – not previously assessed
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Summary of Site Assessment

Key Issues:

- [Poorly related to the existing settlement](#)

Site Assessment

Parish Council consultation response:	No comments from the Parish Council as this is a new site, submitted at the Preferred Options stage.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not Currently developable	N/A	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary.

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	U	Concern over an access onto Lawrences Lane given its rural nature
	Highway network suitability	U	No comments made on this site.
	Public Transport network	Y	Thatcham is served by a rail station (2.5km as the crow flies or 3.7km along road) There are also bus stops along Floral Way to the south of the site.
	Footways/Pavements	N	There are no footways or pavements on Lawrences Lane
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Site is in an area of medium landscape sensitivity (Thatcham Landscape Sensitivity Study, 2009)
	Other	N/A	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	The closest amenity space to the site is located on the junction of Foxglove Way and Floral Way
	Rights of Way affected	N	
	Play areas nearby	Y	The closest play area to the site is off Elliot Close, south of the site
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
	Local Wildlife Site	<u>N</u>	
	Nature Reserve	<u>N</u>	
	Other (eg. BOA)	<u>N/A</u>	
Relationship to surrounding area	Relationship to settlement	<u>N</u>	Despite being adjacent to the settlement boundary, the site is not well related to the existing settlement.
	Incompatible adjacent land uses	<u>N</u>	
Heritage impact	Archaeology	<u>U</u>	Further investigations may be required
	Conservation area	<u>N</u>	
	Listed buildings	<u>N</u>	
	Scheduled Monument	<u>N</u>	
Utility Services	Presence of over head cables / underground pipes	<u>N</u>	
	Water supply	<u>U</u>	Thames Water not consulted on this site
	Wastewater	<u>U</u>	Thames Water not consulted on this site
	Groundwater source protection zone (SPZ)	<u>Y</u>	SPZ3
HSE Hazard Zone	Middle	<u>N</u>	
	Outer	<u>N</u>	
Proximity to railway line		<u>N</u>	The railway station lies at the other side of Thatcham. 2.5km as the crow flies, or 3.7km along road
Minerals and Waste	Minerals preferred area	<u>U</u>	
	Mineral consultation area	<u>N</u>	
	Minerals/Waste site	<u>N</u>	
	Other	<u>N/A</u>	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THA019		
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA037	Site Address:	Land at Lawrences Lane, Thatcham	Development Potential:	Approximately 15 dwellings
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the Regency Park Hotel which has sports facilities (private members only). There are further facilities in Thatcham.		The site's location gives opportunities for walking and cycling and provides access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Regency Park Hotel (private members only) Public facilities are available at Kennet Leisure Centre.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services and accessible to a number of employment sites and education facilities.		The site is close to local services and facilities, as well as employment areas however it is likely that many of these will be accessed by car. Therefore, development of the site could have a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	There are a number of opportunities for walking and cycling to local services and facilities. There is a rail station in Thatcham although this is some distance from the site. A number of bus services pass the entrance to the site along Cold Ash Hill. The same bus also travels along		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability. However public transport options are

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			Floral Way, south of the site. Although alternative transport modes are available there is likely to be a high level of car dependency.		limited and car dependency is likely to be high, resulting in an overall neutral effect on sustainability
	Will it reduce the number of road traffic accidents and improve safety?	?	Increased traffic in Thatcham from development on the site could have an impact on Road Safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Development is unlikely to have an impact on sustainability		The impact of development is likely to have a negative effect on environmental sustainability, however mitigation measures may help to reduce any potential impacts.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is within an area of medium landscape sensitivity. The surrounding area is rural in nature. Development of this site would expand Thatcham towards Cold Ash, encroaching upon the existing green space and impacting on the identity of the two settlements.	A Landscape and Visual Impact Assessment (LVIA) will be required.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site is poorly related to the existing settlement and development on this site would change the rural nature and feel of this area, expanding the built form further up the hill towards Cold Ash.		Development could have a negative impact on the character of the built environment in this area. Further assessment is required on any potential heritage assets on the site
	Will it conserve and enhance the significance of the District's heritage assets?	?	Unlikely to have an impact on sustainability	Further investigations may be required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will there be an impact on water quality?	<u>0</u>	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could include Transport Assessment / Travel Plans to reduce car traffic and ensure compliance with policy CS15 of the Core Strategy.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	<u>0</u>	Unlikely to have an impact on any element of sustainability		It is unlikely that the site would have an impact on any aspect of sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			housing only will have a neutral effect on economic sustainability.		

Summary

[Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.](#)

[Whilst the site is close to some local services and facilities, it is some distance from the centre of Thatcham and relates poorly to the existing settlement. This has the potential to have a negative impact upon environmental and social sustainability. There are opportunities for walking and cycling and whilst public transport options are available these are limited and it is likely will lead to a high level of car dependency.](#)

[Development of the site would have a negative impact on both the landscape character and the character of the built environment. There would also be an impact on the identity of settlements as development would expand Thatcham to the north encroaching upon Cold Ash.](#)

Summary of effects:

Effect: [Predominantly neutral](#)

Likelihood: [High](#)

Scale: [Newbury and Thatcham spatial area](#)

Duration: [Permanent](#)

Timing: [Short to Long term](#)

Site Selection – Site Commentary

Spatial Area:	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA037	Site Address:	Land at Lawrences Lane	Development Potential:	Approximately 15 dwellings
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Recommendation:

[The site is not recommended for allocation](#)

Justification:

[The site, although close to some local services and facilities, is poorly related to the existing settlement and would result in the encroachment of development towards Cold Ash.](#)

[One of the strategic objectives of the Core Strategy is to ensure that development is planned in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment across the District. The Core Strategy notes that a key feature of even the larger settlements in West Berkshire is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided. The development of this site would lead to the perception of a merging of the two settlements and would therefore have an adverse impact on the settlement pattern.](#)

[The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The Core Strategy is clear that Thatcham is to receive a lower allocation than other urban areas given the rapid expansion of the town in recent years. This is to allow Thatcham a period of consolidation, ensuring the infrastructure and town centre facilities can be upgraded and meet the demands of the existing population. This will enable Thatcham to become more self-contained, encouraging residents to shop and socialise locally.](#)

[In accordance with the Core Strategy, Thatcham will not accommodate large scale development at this stage and, although this site is not large scale, it is considered that there are other sites within the town which are more suitable for allocation.](#)

Discussion:

Site Description:

[The site is located to the north of Thatcham and sits to the east of Little Copse.
The site is some distance from the centre of Thatcham and public transport options are limited.](#)

Landscape:

[The site sits within the Colthrop Manor Plateau Edge \(LLCA14F\) as identified within the Thatcham Landscape Sensitivity Study \(2009\). This is in an area of medium landscape sensitivity, characterised by its open farmland with major blocks of woodland, and undulating escarpment slopes. Settlement in the area is sparse but the area is an important setting to north Thatcham and a rural transition zone between the urban area and the AONB.](#)

Flood Risk:

[The site is in Flood Zone 1 and at low risk of flooding](#)

Highways /Transport:

[No specific comments have been made on this site from the Highways Department, however an access off Lawrences Lane raises concern given the rural nature of the lane.](#)

Ecology:

[No specific issues](#)

Archaeology:

[No known issues - further investigation would be required](#)

Education:

[Primary school provision in the area is at capacity, as is secondary school provision.](#)

Site Selection – Site Commentary

Environmental Health:

[No known air, noise or contamination issues.](#)

Minerals and Waste:

[No known mineral or waste issues](#)

Land use planning consultation zone:

[The site is not within an AWE consultation zone](#)

Environment Agency:

[No specific comments made on this site. The site is within SPZ3](#)

Thames Water:

[TW not consulted on this site](#)

Parish Council:

[No comments from the Parish Council as this is a new site submitted for consideration at the Preferred Options stage.](#)

Preferred Options Consultation key issues:

[This is a new site submitted for consideration at the Preferred Options stage.](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

[Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.](#)

[Whilst the site is close to some local services and facilities, it is some distance from the centre of Thatcham and relates poorly to the existing settlement. This has the potential to have a negative impact upon environmental and social sustainability. There are opportunities for walking and cycling and whilst public transport options are available these are limited and it is likely will lead to a high level of car dependency.](#)

[Development of the site would have a negative impact on both the landscape character and the character of the built environment. There would also be an impact on the identity of settlements as development would expand Thatcham to the north encroaching upon Cold Ash.](#)

Proposed development (from SHLAA submission):

[Site was not assessed as part of the SHLAA as this is a new submission to the Council at the Preferred Options stage.](#)

Cold Ash Site Assessments

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL002	Site Address:	Land at Poplar Farm, Cold Ash
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Development Potential:	Approx 10 to 20 dwellings (0.7ha at 30dph) Dependent on outcome of FRA and flood mitigation measures required	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Surface water flood risk. Evidence of flooding Jan/Feb 2014 [The site and adjacent properties to the east and south along Cold Ash Hill are susceptible to surface water flooding \(surface water flow path from the north - flooding occurred in 2007 and Jan/ Feb 14\) so safe flow routes would have to be provided through the site.](#)
- [A detention pond to accommodate development drainage would be required in the southern part of the site.](#)
- [Development should be contained on the lower ground in the north east of the site and only extend up the valley side in the area already containing the barns.](#)
- [Setting of listed building](#)
- [Poplar Farmhouse is a Grade II listed building on the site and is part of a historic farmstead. A heritage impact assessment would be required](#)
- [The existing access serving Poplar Farm is limited with regard to width and possible sight lines too unless additional land can be acquired. Land south of Orchard End may be more appropriate to obtain access onto Cold Ash Hill](#)

Site Assessment

Parish Council consultation response:	<p>Listed building and flood risk will limit development potential on the site</p> <p>There are limits to development of this site because of a listed building and the site being in a line of flooding. This site lies directly in the path of surface water run off from further up the escarpment. Any building would be situated on a drift geological formation that exacerbates flooding further downhill. There is an existing Grade 2 listed building on the site. The site forms a significant part of the open views from the village over the surrounding open slopes and farmland.</p> <p>At the Preferred Options stage the parish council restated its objection to the site. In summary, the main issues are:</p> <ul style="list-style-type: none"> • The development would reduce the rural gap between Ashmore Green and Cold Ash. The building of a second line of housing, further extending the building line up hill, is out of character with the built environment. • The presence of Grade 2 listed, historic farmstead, in the centre of the site. • The site is in the line of downhill surface water flows which has lead to the land and houses in and around the site being badly flooded in the past (see photo below). Building here will cause greater run-off from the site, endangering surrounding houses. • The farm access road is not suitable as a site entrance which indicates that any building will necessitate the construction of a further access road to be built in the fields adjoining. The volume and excess speed of traffic on Cold Ash Hill means that egress onto the main road will be both difficult and dangerous. <p>It said that consideration should be given to a small number of starter homes along the entrance track to Poplar Farm. This would not detract from the rural gap between Ashmore Green and Cold Ash. Also it would not cause the flooding issues with the existing proposal.</p> <p>The parish council also submitted detailed comments on the site selection work – Site Commentary, Site Assessment and Sustainability Appraisal/Strategic Environmental Assessment.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	A very small part of the site is PDL
	Racehorse Industry	N	Greenfield – agricultural buildings
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N-U	The site lies within the EA's groundwater vulnerability zone although there is no record of groundwater flooding on the site.
	Surface water flood risk	Y	Site is in the path of surface water run off from the north (flooding occurred Jan / Feb 14). The site and adjacent properties to the east and south along Cold Ash Hill are susceptible to surface water flooding (surface water flow path from the north - flooding occurred in 2007 and Jan / Feb 14) so safe flow routes would have to be provided through the site. A culverted ordinary watercourse runs through the site. A detention pond to accommodate development drainage would be required in the southern part of the site.
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U-Y	There is no obvious point of access onto Cold Ash Hill. The existing access serving Poplar Farm is limited with regard to width and possible sight lines too unless additional land can be acquired. Land south of Orchard End may be more appropriate to obtain access onto Cold Ash Hill
	Highway network suitability	Y-N	Development is likely to generate approximately 120 daily vehicle movements, about 12 during the 08:00 to 09:00 AM peak. Traffic impact on the highways network is expected to be limited.
	Public Transport network	U	2 hourly bus service between Newbury and Tilehurst
	Footways/Pavements	U	Narrow pavements on Cold Ash Hill
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Area of low/medium landscape sensitivity
	Other	Y	The Landscape Capacity Assessment (LCA) (2015) indicates that development on part of the site would be considered acceptable subject to protection and enhancement measures. Development should be contained on the lower ground in the north east of the site and only extend up the valley side in the area already containing the barns.
Green Infrastructure	Open Space / Playing field / amenity space nearby	U-N	Site is not very close to the recreation ground
	Rights of Way affected	N	Possible visual impact on the PRoW to the south and south west and north west
	Play areas nearby	U-N	Site is not very close to the play facilities at the recreation ground
Ecology / Environmental / Geological	Protected species	U	Birds, reptiles and bats, surveys required. An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Other (<i>Eg. BOA</i>)	N		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement. Development should be contained on the lower ground in the north east of the site and only extend up the valley side in the area already containing the barns.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Area of high sensitivity historic landscape character. Further assessment required.
	Conservation area	N	
	Listed buildings	Y	A listed building is present on the site (Poplars Farmhouse) which is part of an historic farmstead
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	Thames Water does not have envisage any infrastructure concerns
	Wastewater	Y	TW have concern regarding wastewater capability Thames Water does not have any concerns
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: N/A COL011		Although not adjacent, COL011 lies further south on the opposite side of Cold Ash Hill. Similar issues relating to flood risk and potential road safety concerns have been highlighted by the local community
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL002	Site Address:	Land at Poplar Farm, Cold Ash	Development Potential:	Approx 10 to 20 dwellings (0.7ha at 30dph) Dependent on outcome of FRA and flood mitigation measures required
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to the countryside from the site for walking. Close to local services and facilities.		The site's location gives opportunities for walking and potentially cycling within Cold Ash itself. The site has easy access to the countryside. Therefore, in terms of environmental and social sustainability the development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	0	There is a recreation ground in the village and more formal Nearest sports facilities are in Thatcham.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to be an impact.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities (e.g. primary school and local shop) in the village , with employment opportunities in Newbury and Thatcham.		The proximity to local services and facilities means the site should have a positive impact on economic sustainability. The site is located close to local education facilities near to employment facilities within Newbury and Thatcham. It is likely that there would be some level of car dependency due to the village location. Overall the site is likely to have a positive impact on economic sustainability.
4. To improve and promote opportunities for	Will it increase travel choices, especially	+2	There is a 2 hourly an intermittent bus service through the village,	Development could provide an opportunity to enable an	In terms of sustainability it is still likely that there will

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
sustainable travel	opportunities for walking, cycling and public transport?		linking Cold Ash to Newbury and Tilehurst. There are opportunities for walking or cycling to local services and facilities.	enhanced bus service to be put in place, promoted and sustained	be a degree of car dependency within the Village due to the location and limited range of services and facilities available within the village site .
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	Potential for birds, reptiles and bats on the site.	Extended Phase 1 Habitat Survey required together with any recommended follow up surveys. bird, bat and reptile surveys required. Mitigation could be required depending on the outcomes of the surveys. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected	There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected. Development of the site is unlikely to have an impact on any element of sustainability. Should the biodiversity surveys find evidence of protected species on the site mitigation measures would be required to ensure no negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0 =	Site is in an area of low/medium landscape sensitivity. The Landscape Capacity Assessment (LCA) (2015) indicates that development on part of the site would be considered acceptable subject to protection and enhancement measures	Landscape assessment indicates that development should be contained on the lower ground in the north east of the site and only extend up the valley side in the area already containing the barns. Development should be subject to the provision of: <ul style="list-style-type: none"> • a tree belt and hedgerow along the western and southern boundaries; • woodland block in the north western corner to mitigate effects on views from the PRoW to the north west; • woodland block along the southern edge to mitigate effects on views from the PRoW to the south; • a hedgerow and trees along 	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				the eastern edge <ul style="list-style-type: none"> • The preferred access is from Cold Ash Hill, via the existing farm track access; • A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0?	Development of the whole site would extend the settlement off the valley floor up the slope to the west and would widen the linear nature of the built form to the south Site is small and so unlikely to have an impact on the character of the built environment	Only part of the site should be developed to avoid affecting the linear, valley bottom settlement pattern and open landscape at the southern end of the village. The development should be contained on the lower ground in the north east of the site and only extend up the valley side in the area already containing the barns.	There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and ensured the conservation and enhancement of the listed building and its setting. Development also has the potential to improve the built environment through a well designed scheme. Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is within an area of high historic landscape sensitivity. With Poplar Farmhouse is a Grade II listed building on the site and is part of a historic farmstead.	Further A heritage impact assessment is required and development should be sensitively designed. In relation to the listed building would be required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0?	It is within a Source Protection Zone (SPZ3). Unlikely to have an impact	The EA has no in principle objections to development in SPZs.	
8. To improve the efficiency	Will it maximise the use of	-	A very small part of the site is PDL -		The greenfield nature of the

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
of land use	previously developed land and buildings?		the site is predominantly a greenfield site		site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	<p>Site is at risk from surface water flooding – surface water flow path from the north.</p> <p>The site and adjacent properties to the east and south along Cold Ash Hill are susceptible to surface water flooding (surface water flow path from the north) so safe flow routes would have to be provided through the site.</p> <p>The site lies within the EA's groundwater vulnerability zone although there is no record of groundwater flooding on the site.</p>	A FRA and appropriate flood mitigation measures, including SuDS , would be required, including SUDs	<p>A FRA will highlight the mitigation measures required to minimise the risk of flooding.</p> <p>Flooding can have a negative impact on all elements of sustainability unless appropriate mitigation measures can be put in place.</p> <p>Mitigation measures should reduce this impact.</p>
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for</p>		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant sustainability impacts from this site. [Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.](#) The site is located within a village setting, with good access to local services and facilities within the village, which will have a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which could have a negative impact on sustainability, [without the promotion of alternative modes of transport](#) through the increase of greenhouse gas emissions. There is potential for protected species on the site, and should this be confirmed appropriate mitigation would be required to ensure that development does not have a negative effect on environmental sustainability. The site is at risk from surface water flooding, without appropriate mitigation flooding can have a negative impact on all elements of sustainability.

[There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and ensured the conservation and enhancement of the Grade II listed Poplar Farmhouse and its setting. Appropriate avoidance and mitigation measures may also need to be implemented so that any protected species were not adversely affected.](#)

[The site is susceptible to surface water flooding. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.](#)

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL002	Site Address:	Land at Poplar Farm, Cold Ash	Development Potential:	Approx 10 to 20+ dwellings (0.7ha at 30dph) Dependent on outcome of FRA and flood mitigation measures required
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Recommendation:

The site is recommended for allocation

Justification:

~~The site is well related to Cold Ash and sits within an area of low/medium landscape sensitivity.~~

[A Landscape Capacity Assessment \(LCA\) \(2015\) has been undertaken which indicates that development on part of the site would be considered acceptable subject to certain protection and enhancement measures. Development should be contained on the lower ground in the north east of the site and only extend up the valley side in the area already containing the barns. This would avoid affecting the linear, valley bottom settlement pattern and open landscape at the southern end of the village.](#)

[The site and adjacent properties to the east and south along Cold Ash Hill are susceptible to surface water flooding \(surface water flow path from the north\) so safe flow routes would have to be provided through the site. A FRA and appropriate flood mitigation measures, including SuDS would be required. As part of this, a detention pond to accommodate development drainage would be required in the southern part of the site.](#)

[A heritage impact assessment would be required to assess the impact of development on the Grade II listed Poplar Farmhouse and its setting](#)

[The existing access to Poplar Farm is limited regarding width and sight lines. Additional means of access via Orchard End and Strouds Meadow would need to be provided if required.](#)

[An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. ~~There is potential for birds, reptiles and bats on the site.~~ Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

Discussion:

Site Description:

The site is located to the west of Cold Ash, [set behind the ribbon of residential built form along the west side of Cold Ash Hill. It forms part of the rural approach to the village from the south, and is well related to the existing building line.](#) The site is close to some local services and facilities within the village and open countryside.

Landscape:

[The Landscape Capacity Assessment \(2015\) indicates that development of the whole site would extend the settlement off the valley floor up the slope to the west and would widen the linear nature of the built form to the south. Development should therefore be contained on the lower ground in the north east of the site and only extend up the valley side in the area already containing the barns. This would avoid affecting the linear, valley bottom settlement pattern and open landscape at the southern end of the village.](#)

[Development should be subject to the provision of:](#)

- [a tree belt and hedgerow along the western and southern boundaries;](#)
- [woodland block in the north western corner to mitigate effects on views from the PRoW to the north west;](#)
- [woodland block along the southern edge to mitigate effects on views from the PRoW to the south;](#)
- [a hedgerow and trees along the eastern edge](#)
- [The preferred access is from Cold Ash Hill, via the existing farm track access;](#)

[A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site site is in an area of low/medium landscape sensitivity.](#)

Site Selection – Site Commentary

Flood Risk:

The site is in flood zone 1, but within an area at risk from surface water flooding. Anecdotal evidence indicates flooding on the site during Jan/Feb 2014. [The site and adjacent properties to the east and south along Cold Ash Hill are susceptible to surface water flooding \(surface water flow path from the north\) so safe flow routes would have to be provided through the site.](#)

[The site lies within the EA's groundwater vulnerability zone although there is no record of groundwater flooding on the site.](#)

A FRA and appropriate [flood](#) mitigation [measures](#), including SuDS would be required.

A culverted ordinary watercourse runs through the site.

Highways /Transport:

~~The traffic impact from the site is expected to be limited. Access to the site from Cold Ash Hill could be an issue without additional land acquisition. Access could be considered onto Orchard End.~~

[This site can accommodate up to 20 houses that will generate circa 120 daily vehicle movements including circa 12 during the 08.00 to 09.00 AM peak. It is considered that the impact of additional traffic generation may be limited due to the size of the development.](#)

[There is no obvious point of access onto Cold Ash Hill. The existing access serving Poplar Farm is limited with regards to width and possible sight lines too unless additional land can be acquired here. Land south of Orchard End may be more appropriate to obtain access onto Cold Ash Hill.](#)

[Footways and bus stops are near the site however services to and from Cold Ash are limited.](#)

Ecology:

~~An extended Phase 1 Habitat Survey would be required in addition to bird, bat and reptile surveys. There is potential for birds, reptiles and bats on the site. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected. Surveys would be required, and appropriate mitigation provided should species be present.~~

Archaeology:

~~There is a historic farmstead at the heart of the site with a listed building. Further assessment will be required.~~

[Poplar Farmhouse is a Grade II listed building on the site and is part of a historic farmstead. A heritage impact assessment would be required](#)

Education:

Local primary school provision is at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

~~No specific comments made on this site.~~ The site is within SPZ3. [The EA has no in principle objections to development in SPZs.](#)

Thames Water:

~~No water supply infrastructure issues envisaged.~~

~~Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.~~

~~A drainage strategy would be required~~

[Thames Water has not raised any concerns regarding water supply/waste water services for this site.](#)

Parish Council:

Site Selection – Site Commentary

The parish council noted that there is a listed building on the site as well as the site being at risk from flooding. These factors could limit development potential. [The site lies directly in the path of surface water run off from further up the escarpment. Any building would be situated on a drift geological formation that exacerbates flooding further downhill. There is an existing Grade 2 listed building on the site. The site forms a significant part of the open views from the village over the surrounding open slopes and farmland. At the Preferred Options stage the parish council restated its objection to the site and submitted detailed comments in support of its concerns. In summary the main issues are:](#)

- [The development would reduce the rural gap between Ashmore Green and Cold Ash. The building of a second line of housing, further extending the building line up hill, is out of character with the built environment.](#)
- [The presence of Grade 2 listed, historic farmstead, in the centre of the site.](#)
- [The site is in the line of downhill surface water flows which has lead to the land and houses in and around the site being badly flooded in the past \(see photo below\). Building here will cause greater run-off from the site, endangering surrounding houses.](#)
- [The farm access road is not suitable as a site entrance which indicates that any building will necessitate the construction of a further access road to be built in the fields adjoining. The volume and excess speed of traffic on Cold Ash Hill means that egress onto the main road will be both difficult and dangerous.](#)

[It said that consideration should be given to a small number of starter homes along the entrance track to Poplar Farm. This would not detract from the rural gap between Ashmore Green and Cold Ash. Also it would not cause the flooding issues with the existing proposal.](#)

[The parish council also submitted detailed comments on the site selection work – Site Commentary, Site Assessment and Sustainability Appraisal/Strategic Environmental Assessment.](#)

SA/SEA:

~~There are no significant sustainability impacts from this site. The site is located within a village setting, with good access to local services and facilities within the village, which will have a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which could have a negative impact on sustainability, in terms of an increase in greenhouse gas emissions. There is potential for protected species on the site, and should this be confirmed appropriate mitigation would be required to ensure that development does not have a negative effect on environmental sustainability. The site is at risk from surface water flooding, without appropriate mitigation flooding can have a negative impact on all elements of sustainability.~~

[Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is located within a village setting, with good access to local services and facilities within the village, which will have a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which could have a negative impact on sustainability, without the promotion of alternative modes of transport. There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and ensured the conservation and enhancement of the Grade II listed Poplar Farmhouse and its setting. Appropriate avoidance and mitigation measures may also need to be implemented so that any protected species were not adversely affected. The site is susceptible to surface water flooding. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Preferred options Consultation – key issues

[40 responses were received for the site. The main issues raised were regarding:](#)

- [Consultation process](#)
- [Principle of development](#)
- [Loss of rural character](#)
- [Flooding](#)
- [Highways and road safety](#)
- [Infrastructure](#)
- [Impact on heritage assets](#)

[For the consultation responses and the Council's response, please see the Statement of Consultation](#)

Proposed development (from SHLAA submission):

No specific proposals have been submitted. Access is indicated from either the existing access or from Orchard End.

Site Selection – Site Commentary

[An illustrative concept plan was submitted as part of the Preferred Options consultation](#)
[An initial assessment of flood risk has shown that a detention pond, located close to the southern boundary, would be required to accommodate development drainage.](#)

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL004	Site Address:	Liss, Cold Ash Hill, Cold Ash
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Development Potential:	27 dwellings (0.9ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- Greenfield
 - relationship to settlement pattern
 - [The site is not well related to the existing settlement](#)

Site Assessment

Parish Council consultation response:	Parish council considers this to be the 'least worst' site if development is needed in the village. It has limited potential, but there could be a small amount of development on the site. There are issues of surface water runoff. This site lies at the head of a gully (drift silt/sand/gravel geological formation), any building would add significantly to downhill flooding. The slopes and nature of the land would much reduce the amount of housing that this site could support. The site is outside the existing settlement boundary, traffic from the site would add to the already dangerous situation outside St Marks Infants and Junior school.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield. Currently residential garden
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	The site lies within the EA's groundwater vulnerability zone although there is no record of groundwater flooding on the site. Some evidence that surface water does flow from the site
	Groundwater flood risk	<u>NU</u>	
	Surface water flood risk	<u>UY</u>	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	No comments made on this site. 2 hourly service between Newbury and Tilehurst Narrow pavements are present on Cold Ash Hill
	Highway network suitability	U	
	Public Transport network	<u>YU</u>	
	Footways/Pavements	U	
Landscape	Located in AONB	N	Not assessed
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)		
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space	Y	Site is close to recreation ground
	Rights of Way	A	Along southern boundary
	Play areas	Y	Site is close to recreation ground which includes

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
			play facilities
Ecology / Environmental / Geological	Protected species	U	Potential for bats and other species. Extended phase 1 habitat survey and bat survey required. An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	U	Site is not well related to the existing settlement and extends beyond the existing building line.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	Thames Water does not have envisage any infrastructure concerns
	Wastewater	N	TW have concern regarding wastewater capability Thames Water does not have any concerns
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> N/A		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL004	Site Address:	Liss, Cold Ash Hill, Cold Ash	Development Potential:	27 dwellings (0.9ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to the countryside from the site for walking. Close to local services and facilities.		The site's location gives opportunities for walking and cycling within Cold Ash itself. The site has easy access to the countryside. Therefore, in terms of environmental and social sustainability the development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	0	Nearest sports facilities are in Thatcham.		
	Will it protect and enhance green infrastructure across the district?	0	Right of way along southern boundary	Right of way would need to be protected through scheme design	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities (eg. primary school and local shop) in the village , with employment opportunities in Newbury and Thatcham.		The proximity to local services and facilities means the site should have a positive impact on economic sustainability. site is located close to local education facilities near to employment facilities within Newbury and Thatcham. It is likely that there would be some level of car dependency due to the village location. Overall the site is likely to have a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+?	There is a 2 hourly an intermittent bus service through the village, linking Cold Ash to Newbury and Tilehurst. There are opportunities for walking or cycling to local services and facilities.	Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained	In terms of sustainability it is still likely that there will be a degree of car dependency within the village due to the location and limited range of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		services and facilities on offer within the village site.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	Potential for bats on the site.	Extended Phase 1 Habitat Survey required in addition to a bat survey. Appropriate avoidance and mitigation measures would need to be implemented, if appropriate, to ensure any protected species were not adversely affected could be required.	There would be potential for a negative impact on environmental sustainability due to landscape and visual impacts and also unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected. Development of the site could have a negative impact on the environmental sustainability without appropriate mitigation measures.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Development of this site has the potential to detract from the landscape character given the significant changes in topography across the site and the potential to adversely impact on the setting and separate identities of Cold Ash and Ashmore Green.	A landscape and visual impact assessment would be required	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site while adjacent to the existing settlement boundary, is poorly related to the existing settlement pattern and so would have an impact on the character of the built environment.	Development should be sensitively designed	Development could have a negative impact on environmental sustainability as it would change the character of the built environment by altering the current settlement pattern in this area.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on the district's heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on the district's cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0-2	It is within a Source Protection Zone (SPZ3)	The EA has no in principle objections to development in SPZs.	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield Site		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	The site lies within the EA's groundwater vulnerability zone although there is no record of groundwater flooding on the site The site is not within an official surface water flood risk area. Anecdotal evidence indicates that there may be a risk of surface water flooding.	A FRA and appropriate flood mitigation measures including SuDS would be required SuDS would need to be provided and consideration of the potential for surface water flooding.	A FRA will highlight the mitigation measures required to minimise the risk of flooding. Flooding can have a negative impact on all elements of sustainability unless appropriate mitigation measures can be put in place. Flooding can have an impact on all elements of sustainability without appropriate mitigation measures. There is evidence of flooding on the site, although it is not within an official flood risk area, meaning that mitigation measures would be required to ensure no

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					negative effects on sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

~~There are no significant sustainability impacts from this site.~~ [Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.](#) The site is located within a village setting, with good access to local services and facilities within the village, giving a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which would have a negative impact on sustainability [without the promotion of alternative modes of transport](#) through the increase of greenhouse gas emissions. The site has easy access into Newbury and Thatcham for a wider range of service and facilities. Development on this site has the potential to detract from the landscape character, leading to a negative impact on environmental sustainability. There is anecdotal evidence that surface water flooding occurs on the site, meaning that mitigation measures would be required to ensure no negative effects on sustainability.

[There would be potential for a negative impact on environmental sustainability due to landscape and visual impacts and also unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.](#)

[There is anecdotal evidence that surface water flooding occurs on the site. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
Site ID:	COL004	Site Address:	Liss, Cold Ash Hill, Cold Ash	Development Potential:	27 dwellings (0.9ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

While the site is adjacent to the settlement boundary the site itself is poorly related to the existing settlement pattern and has the potential to adversely impact on the setting and separate identify of Cold Ash and Ashmore Green.

[Other sites in Cold Ash are considered more appropriate for development.](#)

Discussion:

Site Description:

The site is located to the west of Cold Ash. The eastern edge of the site is adjacent to the settlement boundary, but the extension of the site westwards would be poorly related to the existing settlement pattern. The site is close to local services and facilities and has access to the open countryside.

Landscape:

No formal assessment of landscape sensitivity has been made. The site has significant changes in topography.

Flood Risk:

The site is in flood zone 1, although there is a history of surface water flooding on the site. An FRA would be required and appropriate mitigation measures, including SUDS would need to be provided.

[The site lies within the EA's groundwater vulnerability zone although there is no record of groundwater flooding on the site](#)

Highways /Transport:

No specific comments have been made on this site.

A two hourly bus service links Cold Ash to Newbury and Tilehurst, with a railway station in Thatcham and in Newbury for links to London and the west.

Ecology:

There is potential for bats and other species on the site. ~~A extended phase 1 habitat survey and a bat survey would be required.~~ [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

Archaeology:

No known archaeological issues on this site.

Education:

Local primary school provision is at capacity. No comments made about secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

~~No specific comments made on this site.~~ The site is in SPZ3. [The EA has no in principle objections to](#)

Site Selection – Site Commentary

development in SPZs.

Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Thames Water has not raised any concerns regarding water supply/waste water services for this site.

Parish Council:

The Parish Council considered this to be the 'least worst' site if development was required in the village. It has limited potential, but there could be a small amount of development on the site. There are issues of surface water runoff. This site lies at the head of a gully (drift silt/sand/gravel geological formation), any building would add significantly to downhill flooding. The slopes and nature of the land would much reduce the amount of housing that this site could support. The site is outside the existing settlement boundary, traffic from the site would add to the already dangerous situation outside St Marks Infants and Junior school.

Preferred options Consultation – key issues

1 response was received for the site. This was from the site promoter.

For all the consultation responses and the Council's response, please see the Statement of Consultation

SA/SEA:

The SA/SEA indicates a predominantly neutral effect on sustainability. There are no significant sustainability impacts from this site. The site is located within a village setting, with good access to local services and facilities within the village, giving a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which would have a negative impact on sustainability through the increase of greenhouse gas emissions. The site has easy access into Newbury and Thatcham for a wider range of service and facilities. Development on this site has the potential to detract from the landscape character, leading to a negative impact on environmental sustainability. There is anecdotal evidence that surface water flooding occurs on the site, meaning that mitigation measures would be required to ensure no negative effects on sustainability.

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is located within a village setting, with good access to local services and facilities within the village, giving a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which would have a negative impact on sustainability without the promotion of alternative modes of transport. There would be potential for a negative impact on environmental sustainability due to landscape and visual impacts and also unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected. There is anecdotal evidence that surface water flooding occurs on the site. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Proposed development (from SHLAA submission):

A mix of development with low cost housing in the northern area of the site and lower density development to the south is proposed.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL006	Site Address:	St Gabriel's Farm, Cold Ash
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Development Potential:	12 Approx 5 dwellings (0.4ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

<p>Key Issues</p> <ul style="list-style-type: none"> - Greenfield - Road Safety along The Ridge (no pavements) - Development should be contained on the higher ground as a linear development along the road and be subject to the provision of: <ul style="list-style-type: none"> • A gap in the built form to allow views through the development to the open landscape to the south; • Individual driveway access onto The Ridge in keeping with the local pattern; • A soft edge to the southern boundary of the site with tree planting; • Retention of the hedgerow front boundary treatment; • A density to reflect that of the adjoining houses on The Ridge - Footway provision will be sought to link the site to footways and bus stops nearby fronting St Finian's School - There is suspected contamination at St Gabriel's Farm due to some slurry lagoons. A contamination assessment required. - An extended phase 1 habitat survey required with further detailed surveys arising from that as necessary. - A FRA required.
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Site Assessment

<p>Parish Council consultation response:</p>	<p>- Site is on a ridge with good view to the south. There is a gully running along the base of the site, so there could be implications for flooding and run-off. There are no footpaths in the vicinity and the road is very narrow. The site is considered to be in an unsustainable location. This site sits on an exposed ridge and is a significant view and important open slope. Development of the site would close a significant gap between existing housing, worsening the ribbon development to the detriment of the character of the village. Lower down the slope, immediately below the site, is a gully made up of a Sand/Gravel- Drift geology, which will add to the downhill flooding. There are no footpaths that allow for walkers to get to public transport or local schools and shop, which would mean additional vehicular traffic.</p> <p>At the Preferred Options stage the parish council restated its considerable concerns about the site. In summary, the main issues are:</p> <ul style="list-style-type: none"> • Views from The Ridge southwards will be reduced significantly. • Will impact on the views from across the entire valley. • The site is not close to any local services and the lack of footpaths likely to mean a large number of car journeys. <p>The parish council also submitted detailed comments on the site selection work – Site Commentary, Site Assessment and Sustainability Appraisal/Strategic Environmental Assessment.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	The Landscape Capacity Assessment (LCA) (2015) indicates that development on part of the site would be considered acceptable without harm to the setting of the AONB subject to certain protection and enhancement measures
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary.

*Any Yes Response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	<u>N</u>	The site lies within the EA's groundwater

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
			vulnerability zone although there is no record of groundwater flooding on the site.
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N U	Suspected contamination at St Gabriel's Farm due to some slurry lagoons. A contamination assessment required.
	Other		
Highways / Transport	Access issues	N	Access is not considered to be an issue Individual driveways will be provided which should be acceptable
	Highway network suitability	Y N	Development would be likely to generate approximately 120 daily vehicle movements including about 12 during the 08:00 to 09:00 AM peak. Expected to have a limited impact on the highway network.
	Public Transport network	U	2 hourly bus service between Newbury and Tilehurst from the centre of Cold Ash
	Footways/Pavements	N	There are no pavements along The Ridge. Footway provision may be sought to link the site to footways and bus stops nearby fronting St Finian's School
Landscape	Located in AONB	N	The site lies within the setting of the AONB
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Medium landscape sensitivity
	Other	<u>Y</u>	The Landscape Capacity Assessment (LCA) (2015) indicates that development on part of the site would be considered acceptable without harm to the setting of the AONB subject the certain protection and enhancement measures
Green Infrastructure	Open Space / Playing field / amenity space nearby	U N	Site is just over 800m from the recreation ground (or public playing fields)
	Rights of Way affected	N	
	Play areas nearby	U N	Site is just over 800m from the play facilities at the recreation ground
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	U Y	Site is located some distance from the main centre of the village, although is in line with the existing building line The site forms an open gap at the east end of residential built form along the south side of The Ridge, with two further residential plots to the east. A linear development reflecting the existing built form and not extending down the slope would be acceptable provided gaps are available between new buildings to allow occasional views through and to soften the impact of the development
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	A N	Site is adjacent to a listed building
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns Thames Water does not have any concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns Thames Water does not have any concerns
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	

Site Selection – Site Assessment

B) Considerations		
Criteria	Yes / No / Unknown / Adjacent	Comments
	Mineral consultation area	N
	Minerals/Waste site	N
	Other	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> COL009	
Other (anything else to be considered)		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL006	Site Address:	St Gabriel's Farm, Cold Ash	Development Potential:	Approx 42 5 dwellings (0.4ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to the countryside from the site for walking. Close to local services and facilities.		The site's location gives opportunities for walking and <u>potentially</u> cycling within Cold Ash itself. The site has easy access to the countryside. Therefore, in terms of environmental and social sustainability the development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	0	<u>There is a recreation ground in the village and more formal</u> Nearest sports facilities are in Thatcham.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+?	The site is close to a local services and facilities (e.g. primary school) <u>and there is also a local shop and post office in the village</u> , with employment opportunities in Newbury and Thatcham.		<u>The proximity to some local services and facilities means the site could have a positive impact on economic and social sustainability, but it</u> The site is located close to local education facilities near to employment facilities within Newbury and Thatcham. It is likely that there would be some level of car dependency due to the location of other village services. location. Overall the site is likely to have a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking,	+?	There is <u>a 2 hourly</u> an intermittent bus service through the village, linking Cold Ash to Newbury and	<u>Development could provide an opportunity to enable an enhanced bus service to be put</u>	<u>In terms of sustainability it is still likely that there will be a degree of car</u>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	cycling and public transport?		Tilehurst. There are opportunities for walking or cycling to local services and facilities.	in place, promoted and sustained	dependency within the Village due to the location and limited range of services and facilities available within the village site .
	Will it reduce the number of road traffic accidents and improve safety?	-?	There are no pavements along this part of The Ridge , and limited scope to introduce them. Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Consideration of how to improve road safety would be required. Footway provision could be sought to link the site to footways and bus stops nearby fronting St Finian's School	Development could have a negative impact on road safety and all elements of sustainability. Consideration of mitigation measures would be required to reduce this impact.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known protected species on the site		
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0-	Unlikely to have an impact The Landscape Capacity Assessment (LCA) (2015) indicates that development on part of the site would be considered acceptable without harm to the setting of the AONB provided an opportunity to retain views southwards towards the Kennet valley is included within the development layout and the rural character of this approach to Cold Ash is conserved and enhanced.	The development should be contained on the higher ground as a linear development along the road and be subject to the provision of: <ul style="list-style-type: none"> • A gap in the built form to allow views through the development to the open landscape to the south; • Individual driveway access onto The Ridge in keeping with the local pattern; • A soft edge to the southern boundary of the site with tree planting; • Retention of the hedgerow front boundary treatment; • A density to reflect that of the adjoining houses on The Ridge 	There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment Development 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	0-2	Development along The Ridge is ribbon development. A linear development reflecting the existing built form and not extending	Development of the site would need to be in keeping with the existing building line.	There would be potential for a negative impact on environmental sustainability unless the site was

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	environment?		down the slope would be acceptable provided gaps are available between new buildings to allow occasional views through and to soften the impact of the development		developed in line with the Landscape Assessment. Development also has the potential to improve the built environment through a well designed scheme.
	Will it conserve and enhance the significance of the District's heritage assets?	-0	The site is close to a listed building Unlikely to have an impact	Design would need to ensure no impact on the listed building	With careful design in line with the existing development pattern it is unlikely that there would be an impact on sustainability.
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		There would be potential for a negative impact on environmental sustainability unless the site was developed in accordance with the contamination assessment. Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0?	Unlikely to have an impact Suspected contamination at St Gabriel's Farm due to some sludge lagoons	A contamination assessment required.	
	Will there be an impact on water quality?	0?	Unlikely to have an impact It is within a SPZ3	The EA has no in principle objections to development in SPZs	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield site		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport. development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	A FRA and appropriate flood mitigation measures, including SuDS, would be required.	A FRA will highlight the mitigation measures required to minimise the risk of flooding. Flooding can have a negative impact on all elements of sustainability unless appropriate mitigation measures can be put in place. Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Site Summary

~~There are no significant sustainability impacts from this site.~~ Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is located within a village setting, with good access to local services and facilities within the village, which will have a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which could have a negative impact on sustainability, without the promotion of alternative modes of transport ~~in terms of an increase in greenhouse gas emissions.~~ Development of the site has potential to change the character of the built environment and impact negatively on environmental sustainability unless it is developed in line with the Landscape Assessment and the existing settlement pattern. Due to the lack of pavements along this part of The Ridge there is potential for a negative impact on all elements of sustainability due to road safety concerns and so consideration of appropriate mitigation measures to reduce this impact would be required.

There is the potential for a negative impact on environmental sustainability unless the site is developed in line with the outcome of the contamination assessment.
Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.
The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
Site ID:	COL006	Site Address:	St Gabriel's Farm, Cold Ash	Development Potential:	12 Approx 5 dwellings (0.4ha at 30dph)

Recommendation:

[The site is recommended for allocation](#) recommended for allocation for 6 dwellings.

Justification:

The site is well related to the existing development. [A linear development reflecting the existing built form is considered acceptable subject to the provision of:](#)

- [A gap in the built form to allow views through the development to the open landscape to the south;](#)
- [Individual driveway access onto The Ridge in keeping with the local pattern;](#)
- [A soft edge to the southern boundary of the site with tree planting;](#)
- [Retention of the hedgerow front boundary treatment;](#)
- [A density to reflect that of the adjoining houses on The Ridge](#)

~~The proposed number for allocation has been reduced to ensure development remains in line with the existing settlement pattern.~~

[The provision of footways should be sought to link the site with existing footways fronting St Finian's School.](#)

[An extended phase 1 habitat survey would be required with further detailed surveys arising from that as necessary.](#)

[A phase 1 contamination report would be required](#)

[A flood risk assessment and appropriate food mitigation measures, including SuDS would be required.](#)

Discussion:

Site Description:

The site is located to the east of Cold Ash at the eastern end of The Ridge. [The site forms an open gap at the east end of residential built form along the south side of The Ridge, with two further residential plots to the east. It is in the setting of the AONB and forms part of the rural approach to the village from the east.](#)

~~The site is quite close to local services and facilities within the village and to open countryside.~~

Landscape:

~~The site is in an area of medium landscape sensitivity.~~

[The Landscape Capacity Assessment \(LCA\) \(2015\) indicates that development on part of the site would be considered acceptable without harm to the setting of the AONB provided an opportunity to retain views southwards towards the Kennet valley is included within the development layout and the rural character of this approach to Cold Ash is conserved and enhanced.](#)

[The development should be contained on the higher ground as a linear development along the road and be subject to the provision of:](#)

- [A gap in the built form to allow views through the development to the open landscape to the south;](#)
- [Individual driveway access onto The Ridge in keeping with the local pattern;](#)
- [A soft edge to the southern boundary of the site with tree planting;](#)
- [Retention of the hedgerow front boundary treatment;](#)
- [A density to reflect that of the adjoining houses on The Ridge](#)

Flood Risk:

The site is in flood zone 1, with no evidence of flooding. [A FRA and appropriate flood mitigation measures, including SuDS, would be required. SUDs would need to be provided.](#)

[The site lies within the EA's groundwater vulnerability zone although there is no record of groundwater flooding on the site.](#)

Highways /Transport:

~~Traffic is expected to have a limited impact on the highway network. Appropriate access to the site can be achieved.~~

~~There are no pavements along The Ridge, which could have an impact on Road Safety associated with the site. Consideration of appropriate mitigation measures would be required.~~

[It is considered that the impact of additional traffic generation may be limited due to the size of the development. Considering the shape of the site, multiple private driveways will be provided which should be](#)

Site Selection – Site Commentary

[acceptable. There are no footways within the vicinity of the site. Footways provision may be sought to link the site to footways and bus stops nearby fronting the St Finians School. Bus services to and from Cold Ash are however limited. Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained.](#)

Ecology:

No known ecological issues.

Archaeology:

No known archaeological issues.

Education:

Local primary school provision is at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air ~~or~~ noise ~~or~~ contamination issues. [There is suspected contamination at St Gabriel's Farm due to some sludge lagoons. A contamination assessment would be required.](#)

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

~~No specific comments made on this site.~~ The site is in SPZ3. [The EA has no in principle objections to development in SPZs.](#)

Thames Water:

~~No water supply or wastewater infrastructure issues envisaged.~~

[Thames Water has not raised any concerns regarding water supply/waste water services for the site.](#)

Parish Council:

~~Site is on a ridge with good view to the south. There is a gully running along the base of the site, so there could be implications for flooding and run-off. There are no footpaths in the vicinity and the road is very narrow. The site is considered to be in an unsustainable location.~~ [This site sits on an exposed ridge and is a significant view and important open slope. Development of the site would close a significant gap between existing housing, worsening the ribbon development to the detriment of the character of the village. Lower down the slope, immediately below the site, is a gully made up of a sand/gravel-drift geology, which will add to the downhill flooding. There are no footpaths that allow for walkers to get to public transport or local schools and shop, which would mean additional vehicular traffic.](#)

[At the Preferred Options stage the parish council restated its considerable concerns about the site. In summary, the main issues are:](#)

- [Views from The Ridge southwards will be reduced significantly.](#)
- [Will impact on the views from across the entire valley.](#)
- [The site is not close to any local services and the lack of footpaths likely to mean a large number of car journeys.](#)

[The parish council also submitted detailed comments on the site selection work – Site Commentary, Site Assessment and Sustainability Appraisal/Strategic Environmental Assessment.](#)

Preferred options Consultation – key issues

[29 responses were received for the site. The main issues raised were regarding:](#)

- [Consultation process](#)
- [Principle of development](#)
- [Loss of rural character](#)
- [Design and density](#)
- [Impact on wildlife](#)
- [Highways and road safety](#)
- [Infrastructure](#)

[For the consultation responses and the Council's response, please see the Statement of Consultation](#)

SA/SEA:

Site Selection – Site Commentary

The SA/SEA indicates that there will be a predominantly neutral impact on sustainability. There are no significant sustainability impacts from this site. The site is located within a village setting, with ~~good~~ access to local services and facilities within the village, which will have a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which could have a negative impact on sustainability, [without the promotion of alternative modes of transport](#) ~~in terms of an increase in greenhouse gas emissions~~. Development of the site has potential to change the character of the built environment and impact negatively on environmental sustainability unless it is developed in line with the [Landscape Assessment and](#) the existing settlement pattern. Due to the lack of pavements along [this part of](#) The Ridge there is potential for a negative impact on all elements of sustainability due to road safety concerns [and so](#) consideration of appropriate mitigation measures to reduce this impact would be required.

[There is the potential for a negative impact on environmental sustainability unless the site is developed in line with the outcome of the contamination assessment.](#)

[Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.](#)

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

No specific proposals for this site ~~have been~~ [were originally](#) submitted.

[An illustrative layout for a linear development of 6 dwellings was submitted in November 2014](#)

Site Selection – Site Assessment

Spatial area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL007	Site Address:	St Gabriel's Convent, The Ridge, Cold Ash
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Development Potential:	11 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	Application: 12/02173
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	Partly within the settlement boundary

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL008	Site Address:	Land at St Gabriel's Convent, The Ridge, Cold Ash
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Development Potential:	35 dwellings (1.18ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Poor relationship to settlement

Site Assessment

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

* Any Yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL009	Site Address:	Beggars Folly, The Ridge, Cold Ash
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Development Potential:	23 dwellings (0.76ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Road Safety (no pavements along the Ridge)
- Location in AONB. Area potentially acceptable in landscape terms considered too small to allocate
- [Whole site poorly related to existing linear settlement pattern along The Ridge](#)
- [Development of the whole site would extend the settlement off the ridge and down the slope to the north](#)
- Adjacent to ancient woodland

Site Assessment

Parish Council consultation response:	Parish council agreed with the SHLAA assessment of not currently developable. The site is steeply sloping and poorly related to the settlement. It is also within the AONB
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	Area potentially acceptable in landscape terms considered too small to allocate
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Y	Landscape assessment states that development of the whole of the site has the potential to impact the natural beauty and special qualities of the AONB. There may be limited development potential on part of the site, but would be an area too small to allocate.
SHLAA Assessment	Not Currently developable	Y	Whole site poorly related to existing settlement Located opposite junction, undulating site with trees and adjacent to ancient woodland. Within the AONB.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL010	Site Address:	Land at Westrop, The Ridge, Cold Ash
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Development Potential:	24 dwellings (1.2ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB—Landscape assessment indicates development here would not be acceptable. [Landscape Capacity Assessment \(2014\) concluded that development would result in significant harm to the natural beauty and special qualities of the AONB](#)

Site Assessment

Parish Council consultation response:	Site is unsuitable for development. There are good exceptional views out over open countryside from the site which lies within the AONB .
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Y	Landscape Capacity Assessment (2014) indicates concluded that development would result in significant harm to the natural beauty and special qualities of the AONB here would not be acceptable.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement boundary	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL011	Site Address:	Land at Cold Ash Hill
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Development Potential:	15 6 dwellings (0.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- [Site is automatically excluded because the Landscape Capacity Assessment \(LCA\) \(2015\) indicates that development on the site would cause harm to the setting of the AONB](#)
- Surface water flood risk
- Medium landscape sensitivity

Site Assessment

Parish Council consultation response:	<p>The parish council had not had a chance to comment on this site at the workshops as it was submitted after the consultation events in Feb 2014. In March 2014 the parish council noted that the site has an extremely high flood risk. Culvert entry point is 5 m north of site which surcharged in 2007 flood. Floodwater from COL002 and land nearby drains on to this site. Dangerous location for access to Cold Ash Hill on south exit of blind bend. Driver reaction time minimal. Pedestrian access is to footpath on opposite side of road and is very hazardous. No effective public transport, so high car dependency. Compromises gateway to Cold Ash village; two storey housing out of character with bungalows which predominate. Loss of valued rural views to east and AONB approach.</p> <p>At the Preferred Options stage the parish council restated that it strongly objects to the site. In summary, the main issues are:</p> <ul style="list-style-type: none"> • Site has extremely high flood risk, the mitigation of which is impossible due to private gardens abutting Cold Ash stream above the culvert. • Loss of valued rural views to east and AONB approach • Dangerous location for car access onto Cold Ash Hill • Pedestrian access to footpath on opposite side of road and is very hazardous • Compromises gateway to Cold Ash village <p>The parish council also submitted detailed comments on the site selection work – Site Commentary, Site Assessment and Sustainability Appraisal/Strategic Environmental Assessment.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N Y	The Landscape Capacity Assessment (LCA) (2015) indicates that development on the site would cause harm to the setting of the AONB
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scope to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield land
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	2 hourly service between Newbury and Tilehurst
	Footways/Pavements	U	Narrow pavements on Cold Ash Hill

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Medium Landscape Sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is not very close to the recreation ground
	Rights-of-Way affected	N	
	Play areas nearby	U	Site is not very close to the play facilities at the recreation ground
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Inappropriate adjacent land uses	N	
Heritage	Archaeology	U	Assessment required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> N/A		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL014	Site Address:	Land at Cold Ash Hill	Development Potential:	dwellings (0.5ha at 30dph)
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Key: Effects of option on SA objectives

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

SA-Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to the countryside from the site for walking. Close to local services and facilities.		The site's location gives opportunities for walking and cycling within Cold Ash itself. The site has easy access to the countryside. Therefore, in terms of environmental and social sustainability the development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	0	Nearest sports facilities are in Thatcham.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to be an impact.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities (e.g. primary school and local shop), with employment opportunities in Newbury and Thatcham.		The site is located close to local education facilities near to employment facilities within Newbury and Thatcham. It is likely that there would be some level of car dependency due to the village location. Overall the site is likely to have a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is an intermittent bus service through the village, linking Cold Ash to Newbury and Tilehurst. There are opportunities for walking or cycling to local services and facilities.		likely that there will be a degree of car dependency within the Village due to the location and limited range of services and facilities available within the site.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	0	Unlikely to have an impact		Development of the site is unlikely to have an impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire?				on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact the site is in an area of medium landscape sensitivity		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Site is small and so unlikely to have an impact on the character of the built environment		Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield Site		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	-			Flooding can have a negative impact on all elements of sustainability. Mitigation measures would be required to reduce this impact.

Summary

There are no significant sustainability impacts from this site. The site is located within a village setting, with good access to local services and facilities within the village, which will have a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which could have a negative impact on sustainability in terms of an increase in greenhouse gas emissions. The site is at risk from surface water flooding, without appropriate mitigation flooding can have a negative impact on all elements of sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
Site ID:	COL014	Site Address:	Land at Cold Ash Hill	Development Potential:	15 dwellings (0.5ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing settlement and in line with the existing building line.

Discussion:

Site Description:

The site is located to the south east of Cold Ash, in line with the existing settlement pattern. The site is close to local services and facilities, as well as being close to Thatcham and the services and facilities offered there.

Landscape:

The site is in an area of medium landscape sensitivity.

Flood Risk:

The site is in flood zone 1, but within an area of surface water flood risk. An ordinary water course runs through the site.. would be required and SUDs would need to be provided.

Highways /Transport:

No specific comments have been made on this site.

Intermittent (2 hourly) bus service passes the site linking the village to Newbury and Tilehurst.

Ecology:

No comments made on this site

Archaeology:

No previous work done on this site. Roman material has been found to the north east of the site so there is potential in the area. Further investigation would be required.

Education:

Local primary school provision is at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

No specific comments made on this site. The site is within SPZ3.

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

The Parish Council have not made comment on this site as it was submitted after the parish council consultation took place.

SA/SEA:

Site Selection – Site Commentary

Proposed development (from SHLAA submission):

No specific proposals submitted for this site.

Appendix 9B

Eastern Area Site Assessments

Eastern Urban Area Site Assessments

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA001	Site Address:	Dacre, New Lane Hill, Tilehurst, Reading, RG30 1JN
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Development Potential:	10.4 dwellings (0.35ha at 30dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:

- Within settlement boundary, therefore the site does not need to be allocated.

Site Assessment

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

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA003	Site Address:	Stonehams Farm, Long Lane, Tilehurst, Reading, RG31 5UG
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Development Potential:	15 dwellings (0.77ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- AONB – Landscape Assessment indicates only part of the site is suitable for development

[EUA008 and EUA003 have been considered as one site for the purposes of the preferred option consultation.](#)

Site Assessment

Parish Council consultation response:	<p>Parish Council are strongly against any breach of the settlement boundary. Site is outside of settlement and would encroach into the AONB. Concern this would potentially set a precedent for further development beyond these sites. Parish Council feel that there are insufficient facilities to sustain more development (schools / doctors surgeries are full). Potential for the settlement boundary to be redrawn (in consultation with PC and Ward members) to include a small section of the site (along with EUA008).</p> <p>At preferred options the Parish Council objected to development of this site on the following grounds – breach of settlement boundary in AONB, Highways, lack of public transport, infrastructure</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	The Landscape Assessment indicates that only part of the site is suitable for development, subject to mitigation measures.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within Settlement Boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Access can be obtained from Long Lane.
	Highway network suitability	Y	Development would be likely to generate approximately 102 daily vehicle movements including about 10 during the 08:00 to 09:00 AM peak. This is expected to have a limited impact on the highway and travel network. If site (EUA003/008) was to be developed in conjunction with other sites (EUA033/032) in the same area improvements to widen Long Lane and improve the junction of Long Lane and Sulham Hill would be required.
	Public Transport network	Y	A number of bus services into Reading and Newbury are available in Tilehurst. The nearest bus passes within 400m of the site.
	Footways/Pavements	U	Long Lane will need widening fronting the site and

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
			possibly in other locations to provide footways.
Landscape	Located in AONB	Y	Landscape Assessment indicates that part of the site would be suitable for development subject to important measures to conserve and enhance the AONB.
	Located within an area of high landscape sensitivity (<i>from Core Strategy LSS</i>)	N	Area of medium landscape sensitivity
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	A	
	Rights of Way affected	A	Right of way adjacent to the site.
	Play areas nearby	Y	
Ecology / Environmental / Geological	Protected species	N	Extended phase 1 habitat survey required
	Ancient woodland	A	Adjacent to ancient woodland.
	Tree Preservation Orders	A	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>e.g. BOA</i>)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Historic farmstead on the site. Further investigation required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW have not raised any concerns over development on this site
	Wastewater	Y	TW have not raised any concerns over development on this site
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Site is underlain with gravel giving potential for use or prior extraction (depending on depth and quality of deposit). Policies 1&2 of the RMLP need to be considered.
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> EUA008, EUA033		Development of this site would need to consider links with EUA008 if the sites were to be developed separately. Concern has been raised in the Landscape assessment over the cumulative impact of development of this site (EUA003/008) in conjunction with EUA033. The Landscape assessment states that both sites should not be developed together and gives a preference for this site over EUA033.
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA003	Site Address:	Stonehams Farm, Long Lane, Reading, RG31 5UG	Development Potential:	157 dwellings (0.77ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local services and facilities that would encourage walking or cycling as part of a healthy, active life.		The site is close to local services and facilities and open countryside meaning that there would be a positive impact on environmental and social sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to recreation ground and the Cotswold Sports Centre.		
	Will it protect and enhance green infrastructure across the district?	?	The site has a right of way running along the western boundary of the site.	The right of way would need to be protected as part of any site design.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to services and employment opportunities, including public transport links into Reading and beyond.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is close to public transport services. There are lots of opportunities for walking and cycling, with local services and facilities close to the site.		The site is served by regular bus services, and is within walking distance of a number of services and facilities, meaning that there would be a positive impact on all elements of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site is adjacent to ancient woodland and trees protected by TPOs	Appropriate buffers would be required.	Development of this site alone could have a negative impact on environmental sustainability, but with appropriate mitigation the impact would be neutral.
	Will it conserve and enhance the local distinctiveness of the	-	The landscape assessment indicates that development on part of the site would be acceptable subject to the	Mitigation measures would be required as set out in the landscape assessment .	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	character of the landscape?		mitigation measures set out in the assessment The LCA states that this site should not be developed in conjunction with EUA033 as this would have a negative impact on the AONB.		However, if this site was to be developed in conjunction with EUA033 mitigation would not be able to reduce the impact on the AONB.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Development of the site is unlikely to have an impact on the character of the built environment		Unlikely to have an impact on sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	The site is the site of an historic farmstead.	Development of the site should be done in such a way as to conserve and enhance any heritage assets on the site	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	-	The site is within an area at risk from surface water flooding	There is no evidence of flooding on the site.	Flooding can have a negative impact on all elements of sustainability, although there is no evidence of flooding on the site, so development on the site would be unlikely to have an impact on sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant.		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There would be no significant sustainability impacts from development on this site. The site scores positively in relation to sustainable transport, walking and cycling options as well as opportunities for active, healthy lifestyles. The proximity of the site to ancient woodland means that buffers would need to be provided as part of the site design. The site is located in the AONB, and without the mitigation measures set out in the landscape assessment there would be a negative impact on environmental sustainability, [However, if the site was to be developed alongside EUA033 there would be a negative impact on the character of the AONB that would not be able to be mitigated.](#) The site is within an area at risk from surface water flooding, although there has been no evidence of the site flooding. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

[development in the longer term.](#)

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: short to long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA003	Site Address:	Stonehams Farm, Long Lane, Tilehurst, Reading	Development Potential:	15 dwellings (0.77ha at 20dph)
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Recommendation:

The site is recommended for allocation

Justification:

The site is well related to local services and facilities with good opportunities for walking and cycling both locally and in towards Reading.

Development will need to take into account the Landscape Assessment, with only part of the site being considered suitable for development. Appropriate mitigation measures will be required to ensure no harm to the landscape character of the AONB.

[The Council would like to see this site developed in conjunction with EUA008 and this will be set out in the policy for the site. If this does not happen consideration needs to be given to pedestrian/cycle links between the two sites.](#)

Discussion:

Site Description:

The site is located to the western boundary of Tilehurst within the AONB. The site has easy access to local service and facilities (including a primary school, secondary school and local leisure centre) within the urban area. A footpath is adjacent to the site, which would need to be preserved should development take place.

[If the site not developed in conjunction with EUA008 there still needs to be consideration of the links between the two sites.](#)

Landscape:

[The site is located in the AONB.](#) The Landscape Assessment states that the south eastern part of the site would be suitable for development subject to appropriate mitigation measures as set out in the Landscape Assessment.

[There is some concern about the cumulative impact on the AONB of developing this site alongside EUA033. The landscape assessment indicates that only one of these sites should be development, with a preference for this site.](#)

Flood Risk:

The site is within Flood Zone 1 and the centre of the site is within a surface water flood risk area, although there is no evidence that the site suffers from flooding. A FRA and SUDs would be required.

Highways /Transport:

The size of the proposed development is unlikely to have an impact on the highway network. Access can be obtained from Long Lane. Some work would be required to widen Long Lane to the front of the site to allow the provision of footways to connect the site to existing footways in the vicinity.

There are regular bus services passing within 400m of the site. There are opportunities for walking and cycling, locally and into Reading.

Ecology:

There are no protected species or ecological designations on the site. [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

Archaeology:

The site is the site of a historic farmstead. [Further archaeological investigation and recording required. Any development on the site would need to conserve and enhance any heritage assets on the site.](#)

Site Selection – Site Commentary

Education:

Existing primary school provision in the Eastern Urban Area is close to or at capacity. There is capacity for additional pupils within the local secondary schools.

[The Local Education Authority has indicated that a satisfactory solution to school place provision can be achieved in the area.](#)

Environmental Health:

There are no known air quality, noise or contamination issues associated with the site.

Minerals and Waste:

Site is completely underlain with gravel giving high potential for use or prior extraction (depending on depth and quality of deposit). [Consideration of policies 1 & 2 of the RMLP are relevant. would be required](#)

No known waste issues.

Land use planning consultation zone:

Site is not within an AWE consultation zone.

Environment Agency:

The site is in SPZ3. [The EA has no in principle objection to development in SPZs.](#)

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

The Parish Council have concerns that development of this site would potentially set a precedent for further development beyond the site. Potential for a small section of the site to be included with the redrawn settlement boundary was considered to be ok.

[At preferred options the Parish Council objected to development of this site on the following grounds – breach of settlement boundary in AONB, Highways, lack of public transport, infrastructure\)](#)

Preferred Options consultation key issues:

- [General comments](#)
- [Principle of development](#)
- [Landscape/setting including concern about coalescence and impact on AONB](#)
- [Contrary to policy.](#)
- [Infrastructure concerns and impact on services and facilities – schools, doctors etc, access to recreation and leisure, retail, emergency services.](#)
- [Highways and Transport including impact of traffic, access, capacity, congestion, lack of public transport, road safety etc.](#)
- [Ecology including impact on trees, species, destruction of habitat.](#)
- [Flood risk](#)
- [Personal issues – e.g. impact on health, well-being.](#)
- [Pollution – light, air, noise.](#)
- [Employment – loss of farm will lead to a loss of businesses.](#)
- [Crime and Security.](#)
- [Consultation – issues over timing, using the portal etc.](#)

[For the consultation responses and Council's response please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. The site scores positively in relation to sustainable transport, walking and cycling options as well as opportunities for active, healthy lifestyles. The proximity of the site to ancient woodland means that buffers would need to be provided as part of the site design. The site is located in the AONB, and without the mitigation measures set out in the landscape assessment there would be a negative impact on environmental sustainability. [However, if the site was to be developed alongside EUA033 there would be a negative impact on the character of the AONB that would not be able to be mitigated.](#) The site is within an area at risk from surface water flooding, although there has been no evidence of the site flooding.

[Housing development contributes towards economic sustainability during the construction stage of the site](#)

Site Selection – Site Commentary

and through the lifetime of the development as it will provide a workforce and increased population using local economies. However, there will be a negative impact on economic sustainability as redevelopment of the site for housing would result in the loss of some small scale employment on the site.

Proposed development (from SHLAA submission):

No specific proposal have been submitted for this site.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA004	Site Address:	Land at Pincents Lane, Calcot, Reading, RG31 4UQ
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Development Potential:	120 49 Dwellings (5.95ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Poor relationship to the existing settlement – the site has been assessed as not currently developable within the SHLAA.
- AONB - development would fail to conserve and enhance the special qualities and natural beauty of the AONB.

Site Assessment

Parish Council consultation response:	Site has poor access and would have a significant impact on Pincents Lane and the surrounding roads. The Parish Council are concerned about encroaching into the AONB
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Development would fail to conserve and enhance the special qualities and natural beauty of the AONB.
SHLAA Assessment	Not currently developable	Y	Poor relationship to settlement. Location within the AONB
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of the settlement within the settlement hierarchy	N	
Within settlement boundary		N	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA005	Site Address:	Land at Calcot Golf Course, Calcot Park, Tilehurst, Reading, RG31 7RN
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Development Potential:	10 2 dwellings (0.4ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues

- The site is located within the settlement boundary and does not need to be allocated

Site Assessment

Parish Council consultation response:	Parish council would not be against development on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		Y	

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA007	Site Address:	Turnhams Farm, Pincents Lane, Tilehurst (Pincents Hill)
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Development Potential:	285 dwellings (9.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Potential impact on AONB (adjacent to the site) - Greenfield - Surface water flood risk - Highways and Access concerns - TPO on the site - Local Wildlife Site - Significant archaeological potential - AWE outer consultation zone - Significant water supply capability issue.
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Site Assessment

Parish Council consultation response:	Parish Council are very concerned about this site. It has very poor access. It is used by the community to walk and it is seen as an extension to existing open space within the parish. Traffic generation would place pressure on Tidmarsh Road, Langley Hill and Pincents Lane. There is strong opposition to development on this site by the local community, Ward members and MP. At the preferred options consultation the Parish Council objected to development on the site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	A	Site adjacent to the AONB. Landscape Assessment indicates development on part of the site would be acceptable.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	Y	Concern regarding access onto Pincents Lane. Vehicular access to the north of Pincents Lane is likely to be resisted.
	Highway network suitability	N	The site is likely to generate approximately 1,710 daily vehicle movements, including 171 during the 08:00 to 09:00 am peak. There is concern that the proposed development will place a significant strain on the already congested A4, especially with the additional traffic generated by IKEA, located to the south of the site. Extensive mitigation to the highway network would be required.
	Public Transport network	N	While there are a number of public transport

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
		opportunities in Tilehurst they are more than 700m from the site and the site is of a scale where it is unlikely that a bus route could be extended to serve the site.	
	Footways/Pavements	N	The site does not have pavements in the immediate vicinity, but the urban area has them throughout.
Landscape	Located in AONB	A	Landscape Assessment work indicates that only part of the site is suitable for development. Developable area, and required mitigation measures set out in the Council's Landscape Assessment.
	Located in area of High Landscape Sensitivity (from Core Strategy LSS)	N	Medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / playing field / amenity space nearby	Y	The site is adjacent to a recreation ground
	Rights of Way affected	Y	Right of way runs though the site
	Play areas nearby	Y	The site is adjacent to a play area as part of the recreation ground
Ecology / Environmental / Geological	Protected species	Y	BAP Habitat, badgers and bats. Extended Phase 1 habitat survey required.
	Ancient woodland	A	
	Tree Preservation Orders	Y	
	Local Wildlife Site	Y	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within a Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	N	Proposed developable area of the site is poorly related to the existing settlement.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Romano British material found on the site. Significant archaeological value of the site may mean that the site is not suitable for development.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concern regarding water supply capability in particular water resource capability
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	N	
AWE Consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: EUA004, EUA027		
Other (anything else to be considered)	The proposed developable area has taken into account the comments/appeal decision from the previous planning application.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA007	Site Address:	Turnhams Farm, Pincents Lane, Tilehurst (Pincents Hill)	Development Potential:	285 dwellings (9.5ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to local recreation ground and is within walking distance of a range of services and facilities including the retail park		The site is close to local services and facilities and open countryside meaning that there would be a positive impact on environmental and social sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to the recreation ground.		
	Will it protect and enhance green infrastructure across the district?	?	A footpath runs through the site.	The footpath would need to be retained as part of the design.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local employment and facilities.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of walking and cycling routes around the site. There is a bus interchange at the retail park which is within walking distance of the site.		The site is served by regular bus services, and is within walking distance of a number of services and facilities, meaning that there would be a positive impact on all elements of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is adjacent to Ancient woodland. There are TPOs and a Local Wildlife site on the site as well as the site being in a BOA	Appropriate buffers and careful design could help to mitigate the impact of development. An extended phase 1 habitat survey would be required.	Development on the site could have a negative impact on environmental sustainability. Appropriate mitigation would need to be provided to reduce this
	Will it conserve and	0	The site is within open countryside	Landscape Assessment work	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?		and adjacent to the AONB.	carried out sets out the required mitigation measures.	impact.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The areas proposed for development are not adjacent to existing residential areas.		Development on the site would have a negative impact on environmental sustainability, and the location of the proposed developable areas could mean that there is a negative impact on social sustainability as well.
	Will it conserve and enhance the significance of the District's heritage assets?	-	Romano British material has been found on the site. Archaeological assessment of the site indicated that the site may not be suitable for development.	Further archaeological work required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Part of the site is within a surface water flood risk area.	A FRA outlining the risk of flooding and mitigation measures to be implemented would be required.	Flooding can have a negative impact on all elements of sustainability. There is no evidence of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				SUDs would be required.	flooding on the site, and mitigation measures would need to be provided, so development on the site would be unlikely to have an impact on sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles. However, there are also a number of negative environmental impacts resulting from the development of the site including the site's proximity to biodiversity and geodiversity assets. Appropriate buffers, mitigation and careful design would be required to mitigate the potential negative environmental impacts.

As the areas proposed for development are not adjacent to existing residential areas this has the potential for a negative impact on social sustainability. Part of the site is within a surface water flood risk area; although there is no evidence of the site flooding, if it did, this would have a negative impact on all elements of sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to long term

Site Selection – Site Commentary

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
Site ID:	EUA007	Site Address:	Turnhams Farm, Pincents Lane, Tilehurst (Pincents Hill)	Development Potential:	285 dwellings (9.5ha at 30dph)

Recommendation:

[The site is not recommended for allocation in the DPD.](#)

[At preferred options the site was is recommended for allocation.](#)

Justification:

The site is well related to local services and facilities, both for access locally and in to Reading. Work has been done since the previous planning application (and subsequent appeal) to take into account the impact on the landscape.

There are a number of ecological, environmental, water supply, archaeological and highways issues that would need to be resolved.

[Signification concerns were raised as part of the consultation regarding the traffic impact from IKEA, which will use the same access road as this site. It is therefore, considered prudent to wait and see what impact IKEA has before considering whether further development on Pincents Hill would be acceptable.](#)

[The developable area of the site is poorly related to the existing residential development, with the landscape assessment stating that development should be related to the industrial area. This means that there would be no links between the site and the residential development to the east.](#)

Discussion:

Site Description:

The site is located to the west of Tilehurst, north of the Sainsbury's retail park. The site is close to local services and facilities (including shops, schools and public transport links) within the urban area. The site itself is poorly related to the existing residential development within the Eastern Urban Area, although this means that the impact on the landscape is minimised. A footpath, [now a formal right of way \(TILE1/13/3\)](#), crosses the site, which would need to be retained.

The site was subject to a refused planning application, which was upheld at appeal and an unsuccessful village green application in 2009/10.

Landscape:

The site is adjacent to the AONB, in an area of medium landscape sensitivity. The proposed developable area takes into account comments made during the previous planning application and subsequent appeal. [Further landscape assessment work carried out by the Council sets out the area of the site considered suitable for development and the mitigation measures required. This acceptable developable area is slightly different to the area proposed by the site promoter.](#)

Flood Risk:

The site is within Flood Zone 1 and a surface water flood risk area.

A FRA would be required with appropriate mitigation, including SUDs provided.

Highways /Transport:

Access to the site is proposed to be via Pincents Lane. With the IKEA development taking place to the south of the site there is some concern regarding the impact on the A4. Extensive mitigation to accommodate additional traffic generated by the development would be required.

The site is some distance from the existing local bus stops (at the retail park), and given the size of the development it is unlikely that a bus service would be extended to the site. [An improved bus service will stop at IKEA, which is slightly closer to the site than the existing bus stops at the retail park.](#)

The Highways Agency did not comment on this site.

A Transport Assessment and Travel Plan for the site would be required.

Site Selection – Site Commentary

Ecology:

The site is a BAP habitat, within a Biodiversity Opportunity Area. Badgers and bats are present on the site. The site is adjacent to ancient woodland and contains trees protected by Tree Preservation Orders.

Appropriate buffers and an ~~Extended Phase 1 Habitat Survey~~ would be required. [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

Archaeology:

There are significant archaeological finds on the site which could limit the development potential. Further archaeological work would be required.

Education:

Potential issues with primary provision. [The Local Education Authority has indicated that a satisfactory solution to school place provision can be achieved in the area.](#) There is capacity for additional pupils within the local secondary schools.

Environmental Health:

There are no known air quality, noise or contamination issues associated with the site.

Minerals and Waste:

No known mineral deposits

No known waste issues

Land use planning consultation zone:

Within the outer AWE consultation zone. The development potential is greater than 200; ~~therefore ONR will need to be consulted. This will take place as part of the preferred options consultation.~~ [ONR has not raised any concerns regarding development of this site.](#)

Environment Agency:

Site is within FZ1

Thames Water:

~~Significant~~ Concerns regarding Water Supply capability. Current water supply network in this area is highly unlikely to be able to support the demand from this site. ~~Significant~~ Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

Concerns regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A water supply and drainage strategy would be required.

Parish Council:

The parish council are very concerned about the development of this site. Access is poor and the area is used by the local community for walking. Traffic generation is expected to be high and result on pressure on Tidmarsh Road, Langley Hill and Pincents Lane. There is strong opposition to the site from the local community, ward members and the local MP. [The Parish Council objected to the allocation of the site as part of the preferred options consultation.](#)

Preferred Options consultation key issues:

- [Principle of development](#)
- [Tilehurst has provided enough housing and shouldn't be a dumping ground for new development.](#)
- [Coalescence of development](#)
- [Precedent for more development](#)
- [Previous scheme rejected at appeal.](#)
- [Planning policy \(contrary to various planning policies\).](#)
- [Land use – e.g. use brownfield sites first.](#)
- [Use other, alternative locations.](#)

Site Selection – Site Commentary

- [Landscape/setting.](#)
- [Concern over infrastructure and service provision \(shops, utilities, health care, education, leisure, emergency services\).](#)
- [Highways and transport including access, congestion, road safety, parking issues, public transport and the impact of IKEA.](#)
- [Ecology](#)
- [Flood risk](#)
- [Pollution \(light, noise, air\)](#)

[For the consultation responses and Council's response please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral impact. [There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles. However, there are also a number of negative environmental impacts resulting from the development of the site including the site's proximity to biodiversity and geodiversity assets. Appropriate buffers, mitigation and careful design would be required to mitigate the potential negative environmental impacts.](#)

[As the areas proposed for development are not adjacent to existing residential areas this has the potential for a negative impact on social sustainability. Part of the site is within a surface water flood risk area; although there is no evidence of the site flooding, if it did, this would have a negative impact on all elements of sustainability.](#)

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term. There are no significant sustainability issues, positive or negative. There are several negative impacts predicted from development of the site, particularly in terms of environmental sustainability and the impact on the environment and ecology. There are a number of positive impacts relating to access to local services and facilities.](#)

Proposed development: (from SHLAA submission/ [Site Promoter](#)):

[The site is proposed for 225 – 330 dwellings at 35dph \(based on a developable area of 6.4ha – 9.5ha\)](#)

The proposed development of the site takes into account the findings of the appeal and has reduced the developable areas of the site, [focusing development to the south of the site](#). The site is proposed for predominantly residential development (including affordable housing), with some mixed use leisure, retail and employment to support the residential element of the scheme. The scheme would include retention of the right of way, a [substantial area of new area of public open space, to be retained in perpetuity](#) with potential for part of the site to be retained for agricultural use.

[A utilities study carried out for the previous planning application did not show any constraints.](#)

[Transport assessment work carried out shows that a single access point from Pincents Lane can be achieved and additional enhancements can be made to local road junctions, on top of the works proposed for IKEA.](#)

[Landscape buffers would be provided to ensure the character of the AONB is maintained and enhanced.](#)

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA007A	Site Address:	Land at Pincents Hill House, Pincents Lane
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Development Potential:		SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- The Council's landscape Assessment indicates that this site is not suitable for development.
- The site itself is not adjacent to the settlement boundary, and would require development of the whole of EUA007 in order to have any relationship with the existing settlement.

Site Assessment

Parish Council consultation response:	Parish Council were not consulted on this site as it was not submitted until June 2015.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape work indicates that the site is not suitable for development
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	The site itself is poorly related to the existing settlement without development of EUA007.
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA008	Site Address:	Stonehams Farm, Tilehurst, Reading, RG31 5UG
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Development Potential:	44 dwellings (2.21ha at 20dph 60 dwellings)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- AONB – Landscape Assessment indicates only part of the site is suitable for development

Site Assessment

Parish Council consultation response:	Parish Council are strongly against any breach of the settlement boundary. Site is outside of settlement and would encroach into the AONB. Concern this would potentially set a precedent for further development beyond these sites. Parish Council feel that there are insufficient facilities to sustain more development (schools / doctors surgeries are full). Potential for the settlement boundary to be redrawn (in consultation with PC and Ward members) to include a small section of the site (along with EUA003). At preferred options the Parish Council objected to development of this site on the following grounds – breach of settlement boundary in AONB, Highways, lack of public transport, infrastructure
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Landscape Assessment indicates that part of the site would be suitable for development subject to important measures to conserve and enhance the AONB.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access can be obtained from Long Lane.
	Highway network suitability	Y	Development likely to generate approximately 264 daily vehicle movements, including approximately 26 during the 08:00 to 09:00 AM peak. Development is likely to have a marginal impact on the highway and travel network. If site (EUA003/008) was to be developed in conjunction with other sites (EUA033/EUA033) in the same area improvements to widen Long Lane and improve the junction of Long Lane and Sulham Hill would be required.
	Public Transport network	Y	A number of bus services into Reading and Newbury are available in Tilehurst. The nearest bus passes within 400m of the site.
	Footways/Pavements	Y	Footways would need to be provided in front of the site to link into the existing network.
Landscape	Located in AONB	Y	The Landscape Assessment indicates that part of the site would be suitable for development subject

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
			to important measures to conserve and enhance the AONB.
	Located in area of High Landscape Sensitivity (from Core Strategy LSS)	N	Area of medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / amenity space nearby	A	
	Rights of Way affected	A	Right of way adjacent to the site
	Play areas nearby	Y	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	A	
	Biodiversity Opportunity Area	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Relationship to surrounding area	Relationship to settlement	Y	Part of the site is well related to the existing development (development on 3 sides).
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Site of historic farmstead
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW have concerns regarding water supply infrastructure
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	<u>Y</u>	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Site is underlain with gravel giving potential for use or prior extraction (depending on depth and quality of deposit). Policies 1&2 of the RMLP need to be considered.
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: EUA003, EUA033		Development of this site would need to consider links with EUA003 if the sites were to be developed separately. Concern has been raised in the Landscape assessment over the cumulative impact of development of this site (EUA003/008) in conjunction with EUA033. The Landscape assessment states that both sites should not be developed together and gives a preference for this site over EUA033.
Other (anything else to be considered)	At preferred options the proposed site area (red line) of the site was reduced.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA008	Site Address:	Stonehams Farm, Long Lane, Reading, RG31 5UG	Development Potential:	-44- 60 dwellings (2.21ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local services and facilities that would encourage walking or cycling as part of a healthy, active life.		The site is close to local services and facilities and open countryside meaning that there would be a positive impact on environmental and social sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to recreation ground and the Cotswold Sports Centre.		
	Will it protect and enhance green infrastructure across the district?	?	The site has a rights of way running along the western and eastern boundary of the site.	The right of way would need to be protected as part of any site design.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to services and employment opportunities, including public transport links into Reading and beyond.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is close to public transport services. There are lots of opportunities for walking and cycling, with local services and facilities close to the site.		The site is served by regular bus services, and is within walking distance of a number of services and facilities, meaning that there would be a positive impact on all elements of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Additional footways would be required to link the site into the existing footways in the vicinity.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site is adjacent to ancient woodland and trees protected by Tree Preservation Orders. Although no protections on the site itself.	Appropriate buffers would be required.	Development of this site alone could have a negative impact on environmental sustainability, but with appropriate mitigation the
	Will it conserve and enhance the local	-	The site is within the AONB, in an area of medium landscape	Landscape Assessment indicates that part of the site	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	distinctiveness of the character of the landscape?		sensitivity. Landscape Assessment indicates that some development would be suitable on the site. The LCA states that this site should not be developed in conjunction with EUA033 as this would have a negative impact on the AONB.	would be suitable for development subject to important measures to conserve and enhance the AONB.	impact would be neutral. However, if this site was to be developed in conjunction with EUA033 mitigation would not be able to reduce the impact on the AONB.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Development of the site is unlikely to have an impact on the character of the built environment		Unlikely to have an impact on sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	The site is the site of an historic farmstead.	Development of the site should be done in such a way as to conserve and enhance any heritage assets on the site	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	0	There is no flood risk on the site,	A FRA would be required, with appropriate mitigation and SUDs would be required, provided	Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There would be no significant sustainability impacts from development on this site. The site scores predominantly neutral, with positive scores in relation to sustainable transport, walking and cycling options as well as opportunities for active, healthy lifestyles and lack of flood risk. The site is in the AONB, therefore there is potential, without mitigation, for the site to have a significantly negative impact on the character of the landscape. The Landscape Assessment indicates that development would be appropriate on part of the site, and sets out the mitigation measures that would be required to reduce the impact of development on the environment. [The cumulative impact of development of both EUA003/008 and EUA033 would have a negative impact on the character of the AONB that could not be mitigated. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Scale: Eastern Area

Duration: Permanent

Timing: short to long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	EUA	Parish:	Tilehurst
Site ID:	EUA008	Site Address:	Stoneham's Farm, Long Lane, Tilehurst, Reading	Development Potential:	44 dwellings (2.21ha at 20dph) 60 dwellings

Recommendation:

Site is recommended for allocation in line with the area considered suitable for development by the Landscape Assessment.

Justification:

The site is well related to local services and facilities with good opportunities for walking and cycling both locally and in towards Reading.

Development will need to take into account the Landscape Assessment, with only part of the site being considered suitable for development. Appropriate mitigation measures will be required to ensure no harm to the landscape character of the AONB.

[The development potential of the site has been changed following consultation responses from the site promoter and consideration of the density of the neighbouring development. Development of 30dph is considered appropriate in this location which gives approximately 60 dwellings on the site.](#)

Discussion:

Site Description:

The site is located to the western boundary of Tilehurst within the AONB. The site has easy access to local service and facilities (including a primary school, secondary school and local leisure centre) within the urban area. A footpath is adjacent to the site, which would need to be preserved should development take place.

[If the site is not to be developed in conjunction with EUA003 there needs to be consideration of the links between the two sites.](#)

Landscape:

[The site is located within the AONB.](#) The Landscape Assessment states that the south eastern part of the site would be suitable for development subject to important measures to conserve and enhance the AONB. [There is some concern about the cumulative impact on the AONB of developing this site alongside EUA033. The landscape assessment indicates that only one of these sites should be development, with a preference for this site.](#)

Flood Risk:

The site is within Flood Zone 1 and the centre of the site is within a surface water flood risk area, although there is no evidence that the site suffers from flooding. A FRA and SUDs would be required.

Highways /Transport:

The size of the proposed development is unlikely to have an impact on the highway network. Access can be obtained from Long Lane. ~~Some work would be required to widen Long Lane to the front of the site to allow the provision of footways to connect the site to existing footways in the vicinity.~~ [If the site was to be developed on its own no additional off site highways work would be required, however, should the site be developed alongside others in this area improvements to widen Long Lane, and improve the junction of Long Lane and Sulham Hill would be required.](#)

There are regular bus services passing within 400m of the site. There are opportunities for walking and cycling, locally and into Reading.

Ecology:

There are no protected species or ecological designations on the site.

Archaeology:

The site contains a historic farmstead. This is not seen as a significant issue for development although further assessment work would be required.

Site Selection – Site Commentary

Education:

Existing primary school provision in the Eastern Urban Area is close to or at capacity. There is capacity for additional pupils within the local secondary schools.

[The Local Education Authority has indicated that a satisfactory solution to school place provision can be achieved in the area.](#)

Environmental Health:

There are no known air quality, noise or contamination issues associated with the site

Minerals and Waste:

Site is completely underlain with gravel giving high potential for use or prior extraction (depending on depth and quality of deposit). [Consideration of policies 1 & 2 of the RMLP are relevant. would be required](#)

No known waste issues.

Land use planning consultation zone:

Site is not within an AWE consultation zone.

Environment Agency:

[The site is in SPZ3. High risk to groundwater. The Environment Agency has confirmed that there is no in principle objection to development in SPZs.](#)

Thames Water:

~~No water supply infrastructure issues envisaged.~~

[Concern regarding water supply infrastructure. The current water supply network in the area is unlikely to be able to support the demand anticipated from this development. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.](#)

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A [water supply and](#) drainage strategy would be required

Parish Council:

Concerned that development of the site would potentially set a precedent for further development beyond the site. Potential for a small section of the site to be included within the redrawn settlement boundary is considered ok.

[At preferred options the Parish Council objected to development of this site on the following grounds – breach of settlement boundary in AONB, Highways, lack of public transport, infrastructure\)](#)

Preferred Options consultation key issues:

- [General comments](#)
- [Principle of development](#)
- [Landscape/setting including concern about coalescence and impact on AONB](#)
- [Contrary to policy.](#)
- [Infrastructure concerns and impact on services and facilities – schools, doctors etc, access to recreation and leisure, retail, emergency services.](#)
- [Highways and Transport including impact of traffic, access, capacity, congestion, lack of public transport, road safety etc.](#)
- [Ecology including impact on trees, species, destruction of habitat.](#)
- [Flood risk](#)
- [Personal issues – e.g. impact on health, well-being.](#)
- [Pollution – light, air, noise.](#)
- [Employment – loss of farm will lead to a loss of businesses.](#)
- [Crime and Security.](#)
- [Consultation – issues over timing, using the portal etc.](#)

[For the consultation responses and Council's response please see the Statement of Consultation.](#)

SA/SEA:

Site Selection – Site Commentary

The SA/SEA indicates a predominantly neutral impact on sustainability. There would be no significant, positive or negative, impacts from development on this site. The site scores predominantly natural, with positive scores in relation to sustainable transport, walking and cycling options as well as opportunities for active, healthy lifestyles and lack of flood risk. The site is in the AONB, therefore there is potential, without mitigation, for the site to have a significantly negative impact on the character of the landscape. The Landscape Assessment indicates that development would be appropriate on part of the site, and sets out the mitigation measures that would be required to reduce the impact of development on the environment. The cumulative impact of development of both EUA003/008 and EUA033 would have a negative impact on the character of the AONB that could not be mitigated. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission/ [Site promoter](#)):

~~No specific proposals have been submitted for this site.~~ [The site is considered suitable for approximately 80 dwellings at between 30 and 40dph. Landscape buffering, and an area of public open space will be provided. At preferred options a reduced site area \(red line\) was proposed for the site.](#)

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Purley-on-Thames
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Site ID:	EUA010	Site Address:	Land between Oxford Road and Theobald Drive, Tilehurst, RG31 6YA
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Development Potential:	10 2 dwellings (0.39ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Shape and size of the site does not allow sufficient set back from the road – assessed as not currently developable within the SHLAA.

Site Assessment

Parish Council consultation response:	Parish Council agree that the site is not developable.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not currently developable	Y	Lack of space on the site to allow sufficient set back from road
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within settlement hierarchy	N	
Within settlement boundary		Y	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA011	Site Address:	Land north east of Calcot Park Golf Club
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Development Potential:	45 dwellings (1.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Within settlement boundary, site does not need to be allocated.

Site Assessment

Parish Council consultation response:	Parish Council are not surprised that these have been submitted. Whilst not considered very accessible the Parish Council would not be against development on the site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		Y

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA011A	Site Address:	Land north east of Calcot Park Golf Club, RG31 7NR
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Development Potential:	5 dwellings (0.15ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Within settlement boundary, therefore the site does not need to be allocated.

Site Assessment

Parish Council consultation response:	Parish Council are not surprised that these have been submitted. Whilst not considered very accessible the Parish Council would not be against development on the site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Significant detrimental impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		Y

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA013	Site Address:	Turnhams House, Pincents Lane, Tilehurst, RG31 4TT
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Development Potential:	5-6 dwellings (0.32ha at 20 dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Assessed as not currently developable within the SHLAA due to location within the AONB and the relationship to the existing development.

Site Assessment

Parish Council consultation response:	This is a large plot with one house and could potentially fit a fair number of dwellings. Accept that the site would probably be considered PDL but would not like to see flats on the site. The Parish council would like to see some small bungalows for the elderly within the area and see this as a potential site as it is within easy, flat, access to services and facilities
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	Area suitable for development too small to allocation.
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	P	Potential. Landscape Assessment indicates some development on the eastern part of the site may be acceptable. Subject to a more detailed assessment.
SHLAA Assessment	Not currently developable	Y	Location within the AONB and out of keeping with existing development
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA016	Site Address:	Murdoch's Diner, Bath Road, Calcot
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Development Potential:	5 dwellings (0.17ha at 30dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:
 - Within Settlement boundary, therefore the site does not need to be allocated

Site Assessment

Parish Council consultation response:	Parish council would not be against development of this site, but any development would need to be appropriate.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		Y	

*any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Holybrook
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Site ID:	EUA019	Site Address:	The Barn, Low Lane, Calcot, Reading, RG31 7RT
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Development Potential:	10 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission.

Site Assessment

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

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA024	Site Address:	The Colnade, Overdown Road, Tilehurst, RG31 6PR
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Development Potential:	10 dwellings (0.32ha at 30dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:

- Site is within the settlement boundary, therefore does not need to be allocated.

Site Assessment

Parish Council consultation response:	Parish Council agree that the site is within the settlement boundary and therefore, there is a presumption in favour of development.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	Site has had planning permission in the past, but this has now lapsed.
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		Y	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Holybrook
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Site ID:	EUA025	Site Address:	Land adjacent to Junction 12 of the M4, Bath Road, Calcot
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Development Potential:	50 100 dwellings (1.7ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Flood risk (Flood Zone 2, Groundwater emergence zone and surface water flood risk)
- Proximity to M4
- Proximity to railway line
- AWE outer consultation zone

Site Assessment

Parish Council consultation response:	<p>Parish Council sees flooding as a major issue on this site. Concern raised about the impact on Junction 12 especially with the IKEA development taking place. Noise and air quality due to proximity to the railway and motorway were also raised as concerns.</p> <p>Tilehurst Parish Council would be against any development on this site. Site is within the flood plain and there needs to be sufficient land to soak up flood water.</p> <p>At preferred options Holybrook Parish Council objected to development of the site on the following grounds (sustainability, already densely populated area, traffic impact, infrastructure, flood risk, proximity to M4/A4 and pollution, impact of IKEA)</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		A	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	50% of site is within SP-FZ2 .
	Groundwater flood risk	Y	Within groundwater emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	Y	The site is adjacent to the A4/M4. Air Quality assessment would be required
	Contaminated Land	N	
	Other	Y	Noise – the site is adjacent to the A4/M4. Noise assessment would be required.
Highways / Transport	Access issues	N	Access will need to be from Dorking Way. Proposed highway works for the proposed IKEA store will mean that vehicles can no longer turn right from Dorking Way, but would need to use Charrington Road to the east.
	Highway network suitability	Y	Development is likely to generate approximately 270 daily vehicle movements, including approximately 27 during the 08:00 to 09:00AM peak. A small amount of development here is unlikely to have an impact on the highway network.
	Public Transport network	Y	There are a number of public transport options in the area, with a bus interchange a short distance from the site.
	Footways/Pavements	Y	There are pavements throughout the urban area,

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent	Comments
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Medium High / Low Medium landscape sensitivity
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	The site is close to local sports facilities and amenity space
	Rights of Way affected	N	
	Play areas nearby	Y	The site is close to local play facilities
Ecology / Environmental / Geological	Protected species	Y	Site is in environmental stewardship – tree planning, bat roost creation etc. Water Voles are present. Extended phase 1 habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Within a Biodiversity Opportunity Area
Relationship to surrounding area	Relative scale in relation to existing settlement	Y	
	Incompatible adjacent land uses	Y	Site is adjacent to the M4 motorway and the A4 into Reading. The Railway line between Newbury and Reading is also close to the site.
Heritage	Archaeology	Y	Prehistoric potential and WW2 pillboxes and anti-tank ditches
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have concern regarding water supply capability
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	Y	The site is in SPZ3, There is a major aquifer, a culverted ordinary watercourse and a high risk of groundwater contamination.
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		Y	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Site partially underlain with gravel. Potential for gravel workings to the south of the site.
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> EUA026		
Other (anything else to be considered)	The site is required by Highways England as a site compound for the M4 Smart Motorway scheme until September 2018		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Holybrook
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Site ID:	EUA025	Site Address:	Land adjacent to Junction 12 of the M4, Bath Road Calcot	Development Potential:	50100 dwellings (1.7-3.4 ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is quite close to open space facilities, although the A4 would need to be crossed		The site is close to local services and facilities and open countryside meaning that there would be a positive impact on environmental and social sustainability.
	Will it increase opportunities for access to sports facilities?	+	Site is close to recreation ground		
	Will it protect and enhance green infrastructure across the district?	0	Development of the site would not have an impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site has good access to local services and facilities including transport links to employment opportunities outside the immediate area.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is close to public transport options at Calcot retail part and quite close to Theale Station. There are a number of walking and cycling opportunities in the area.		The site is served by regular bus services, and is within walking distance of a number of services and facilities, meaning that there would be a positive impact on all elements of sustainability. Mitigation regarding access onto the A4 would help to ensure that development did not have a negative impact on road safety and the social sustainability associated with it.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Mitigation regarding access on the A4 may be required to ensure development here would not negatively impact on road safety.	
5. To protect and enhance	Will it conserve and	-	The site is currently in environmental	An extended phase 1 habitat	Development is likely to

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
the natural environment	enhance the biodiversity and geodiversity assets across West Berkshire?		stewardship, including tree planting and bat roost creation. Water Voles are also present on the site.	survey would be required.	have an impact on environmental sustainability. Mitigation measures (such as habitat creation and appropriate buffers) could be implemented to reduce this impact.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact on the character of the landscape.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing settlement pattern.	Development in line with the Core Strategy policies will ensure that development is in keeping with the character of the built environment	Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	- / - -	The site is adjacent to the M4/A4 junction with the M4 running along the south west edge of the site. The southern tip of the site is adjacent to the railway line	It may be that only part of the site is considered suitable for development. Mitigation measures, including careful design of buildings, and buffer zones, would be required.	Development of the whole site would have a negative and potentially significantly negative impact on social sustainability. Limiting the size of developable area and introducing approached mitigation should mean that there is no impact on sustainability.
	Will the site be at risk from or impact on noise levels?	- / - -	The site is adjacent to the M4/A4 junction with the M4 running along the south west edge of the site. The southern tip of the site is adjacent to the railway line.	It may be that only part of the site is considered suitable for development. Mitigation measures, including careful design, buffer zones and noise fencing, would be required.	
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land	-	The site is greenfield		The site could have a negative impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and buildings?				environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	-	Development is likely to increase greenhouse gas emissions. The level of the impact will depend on building materials, construction methods, transport and design. The site's location adjacent to the A4/M4 could lead to greater car use than other sites, due to the proximity to the strategy road network and the links to wider opportunities that this offers.	Mitigation measures would be required, including design in accordance with the Core Strategy and Travel Planning measures to reduce car use to/from the site.	Development will result in an increase in greenhouse gas emissions, which will have a negative impact on environmental sustainability. Mitigation measures will help to reduce this impact, and could result in a neutral impact. The use of Travel Planning at this site will be important to promote the use of the public transport options offered near to the site, as an alternative to the private car.
	Will the site be subject to / at risk from flooding	-	Adjacent to Flood Zone 3, in Flood Zone 2 and in an area at risk from ground and surface water flooding	The southern half of the site is in Flood Zone 2, meaning development could take place on the northern half of the site. While the NPPF does not stop development in Flood Zone 2, sites in Flood Zone 2 will be considered only if there are no suitable sites within Flood Zone 1. A FRA would be required and appropriate mitigation, including SUDs included in any development.	Flooding can have a negative impact on all elements of sustainability, although there is no evidence of flooding on the site, so development on the site would be unlikely to have an impact on sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability.</p>		<p>economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability.</p>		

Summary

There is potential for significant negative impacts on air quality and noise on this site due to the proximity to the M4/A4 junction. Mitigation measures would need to be included, including careful design to minimise the impact. Flooding is also a risk on the southern part of the site, with ground water and surface water flood risk also present on the site. A FRA will identify the risk of flooding and direct development towards the least risky parts of the site. SUDs and other flood mitigation will be required. The site scores positively in terms of access to employment and services and facilities and opportunities for walking, cycling and public transport.

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral (with mitigation)

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to long term

Site Selection – Site Commentary

Spatial Area:	EA	Settlement:	EUA	Parish:	Holybrook
Site ID:	EUA025	Site Address:	Land adjacent to Junction 12 of the M4, Bath Road, Calcot	Development Potential:	100 dwellings (1.7ha at 30dph)

Recommendation:

A small part of the site to the north east is recommended for allocation [towards the end of the plan period](#)

Justification:

The site is well related to the existing settlement, close to local service and facilities, including the bus interchange at the retail park.

Only part of the site is recommended for allocation due to air and noise pollution [impact due to the proximity of the site to the](#) generated by the M4/A4 and the flood risk on the southern part of the site. The Environment Agency strongly recommends that [the area of the site within the flood zones](#) this site is not allocated. The smaller area for development will also reduce any conflict with the Highways [England Agency's proposed M4 Smart Motorway Scheme](#) or [other future improvements to Junction 12 of the M4](#). ~~(proposed to start at junction 12).~~

[The site is required by Highways England as a site compound for the M4 Smart Motorway scheme until September 2018, therefore, the site would not be available for development until towards the end of the plan period.](#)

Discussion:

Site Description:

The site is located to the east of Calcot to the south of the A4, adjacent to junction 12 of the M4. The site is close to the service and facilities offered at the Calcot retail part, including the bus interchange. Being adjacent to the M4/A4 means that there are good links to wider employment opportunities that the immediate area.

~~The site could be considered alongside EUA026.~~

Landscape:

The site is within an area of low/medium landscape sensitivity.

Flood Risk:

50% of the site is within Flood Zone 2. ~~This means that this area of the site should only be considered for development if there are no other suitable alternatives.~~ [The Environment Agency requires a sequential test for development to be allocated within a flood zone. Other sites, outside the flood zones are available, therefore, the sequential test cannot be carried out and so the area of the site within the flood zone cannot be considered for allocation.](#)

The north west corner of the site is within the groundwater emergence zone, with part of the site within a surface water flood risk area.

A FRA and appropriate mitigation, including SUDs, would be required.

Highways /Transport:

The site is considered to have a marginal impact on the highway network. Access would need to be from Dorking Way. Once the highway works associated with IKEA have been completed there will be no right turn from Dorking Way, vehicles wishing to turn right would need to use Charrington Road to the east of the site.

There are good pedestrian and cycle links to and from the site.

The site is opposite the bus interchange at Calcot retail park.

The Highways Agency has plans for a Smart Motorway Scheme on the M4 from Junction 12 to 3, which could have an impact on the deliverability of the whole of this site.

Ecology:

Site Selection – Site Commentary

The site is currently in environmental stewardship with tree planning and bat roost creation taking place and in a Biodiversity Opportunity Area. Water Voles are also present on the site.

~~An extended phase 1 habitat survey would be required.~~

[An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

[Any land not allocated for development should be handed over to the Council as an extension to Holybrook Linear Park.](#)

Archaeology:

There is potential for prehistoric archaeology on the site and WW2 pillboxes and anti-tank ditches. However this is unlikely to cause an issue for development.

Education:

~~Existing primary school provision in the Eastern Urban Area is close to or at capacity. There is capacity for additional pupils within the local secondary schools.~~

[The Local Education Authority has indicated that a satisfactory solution to school place provision can be achieved in the area.](#)

Environmental Health:

The site is adjacent to the M4/A4 and railway line. Noise and air quality could be a significant issue.

A noise and air quality survey would be required and careful design and mitigation measures would be needed.

Minerals and Waste:

Site is partially underlain by gravel. Past minerals workings adjacent to the southern part of the site indicate high potential for viable deposits on the southern part of the site.

No known waste issues.

Land use planning consultation zone:

The site is in the outer AWE consultation zone, although [the allocation of a small portion of the site](#) is below the threshold for ONR consultation. [Should the whole site be developed, consultation with ONR would need to take place.](#)

Environment Agency:

Strong recommendation that the site is not allocated due to a large proportion of the location being within Flood Zone 2. The site is in SPZ3 and there is a major aquifer, a culverted ordinary watercourse and a high risk of groundwater contamination.

Thames Water:

Concern regarding water supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

No wastewater infrastructure issues envisaged.

Parish Council:

Flooding is seen as a major issue on this site. Concern raised about the traffic generation onto the A4, especially with the IKEA development on the other side of the A4. Noise and air pollution are seen as a major issue.

[At preferred options Holybrook Parish Council objected to development of the site on the following grounds \(sustainability, already densely populated area, traffic impact, infrastructure, flood risk, proximity to M4/A4 and pollution, impact of IKEA\)](#)

[Preferred Options consultation key issues:](#)

Site Selection – Site Commentary

- [Principle of development.](#)
- [Breach of settlement boundary and coalescence of settlements.](#)
- [Need to use brownfield sites first and other alternative options given.](#)
- [Landscape and setting.](#)
- [Concern over infrastructure and services \(doctors, schools, reliance on Reading\).](#)
- [Highways and transport issues.](#)
- [Flooding](#)
- [Pollution \(noise, air\).](#)
- [Ecology](#)
- [Personal points.](#)
- [Proximity to M4/A4](#)
- [Unknown impact of IKEA](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

[There is an overall neutral impact on sustainability. There is potential for significant negative impacts on air quality and noise on this site due to the proximity to the M4/A4 junction. Mitigation measures would need to be included, including careful design to minimise the impact. Flooding is also a risk on the southern part of the site, with ground water and surface water flood risk also present on the site. A FRA will identify the risk of flooding and direct development towards the least risky parts of the site. SUDs and other flood mitigation will be required. The site scores positively in terms of access to employment and services and facilities and opportunities for walking, cycling and public transport. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

~~The SA/SEA highlights air quality and noise pollution as potentially significant negative issues for the site. Developing a smaller area of the site and including mitigation measures should help to reduce this impact. Flood risk to the south of the site is also an issue. However, only the northern part of the site is suggested for development which will neutralise this risk.~~

Proposed development (from SHLAA submission):

The whole of the site (9.6ha) is proposed for mixed use development including commercial and residential development with a density of no less than 50dph ([approx 250 dwellings](#)). Development of the site would include amenity space and approached mitigation for flood risk, noise pollution and air quality as a result of the proximity to the A4/M4.

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Holybrook
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Site ID:	EUA026	Site Address:	Land adjacent to Bath Road and Dorking Way, Calcot
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Development Potential:	35 24 dwellings (0.8ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Surface water flood risk
- AWE outer consultation zone

Site Assessment

Parish Council consultation response:	The Parish Council considered that this is might have development potential but traffic implications would need to be carefully considered. At preferred options Holybrook Parish Council objected to development of the site on the following grounds (sustainability, already densely populated area, traffic impact, infrastructure, flood risk, proximity to M4/A4 and pollution, impact of IKEA)
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	Part of the site
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	Y	Site is close to the M4 and A4 which could cause air quality issues.
	Contaminated Land	N	
	Other	Y	Noise pollution from the M4 / A4 could be an issue.
Highways / Transport	Access issues	N	Access will need to be from Dorking Way. Proposed highway works for the proposed IKEA store will mean that vehicles can no longer turn right from Dorking Way, but would need to use Charrington Road to the east.
	Highway network suitability	N	Development is likely to generate approximately 144 daily vehicle movements including approximately 14 during the 08:00 to 09:00 AM peak. Development would have a limited impact on the highway network.
	Public transport network	Y	There are a number of public transport options in the urban area and the site is close to the bus interchange at Calcot retail park.
	Footways/Pavements	Y	There are pavements throughout the urban area.
Landscape	Located in AONB	N	
	Located in an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Low/Medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field /	Y	Site is close to local sports facilities and amenity

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
	amenity space nearby		space
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children.
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	Y	Proximity to the A4 could have a noise impact
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have concern regarding water supply capability
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	N	
AWE Consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> EUA025		
Other (anything else to be considered)	The site is required by Highways England as a site compound for the M4 Smart Motorway scheme until September 2018		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Holybrook
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Site ID:	EUA026	Site Address:	Land adjacent to Bath Road and Dorking Way, Calcot	Development Potential:	35–24 dwellings (0.8ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is quite close to open space facilities, although the A4 would need to be crossed		The site is close to local services and facilities and open countryside meaning that there would be a positive impact on environmental and social sustainability.
	Will it increase opportunities for access to sports facilities?	+	Site is close to recreation ground		
	Will it protect and enhance green infrastructure across the district?	0	Development of the site would not have an impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site has good access to local services and facilities including transport links to employment opportunities outside the immediate area.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is close to public transport options at Calcot retail park and quite close to Theale Station. There are a number of walking and cycling opportunities in the area.		The site is served by regular bus services, and is within walking distance of a number of services and facilities, meaning that there would be a positive impact on all elements of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Mitigation regarding access on the A4 may be required to ensure development here would not negatively impact on road safety.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	0	Unlikely to have an impact on biodiversity or geodiversity		Unlikely to have an impact on any element of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire?				sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact on the character of the landscape.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing settlement pattern.		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	- / 0	The site is adjacent to the A4 which could result in air quality issues on the site	Mitigation measures would be required.	Development of the site could have a negative impact on social sustainability, although with the required mitigation this impact should be neutralised.
	Will there be an impact noise levels?	- / 0	The site is adjacent to the A4 which could result in noise issues on the site	Mitigation measures would be required.	
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate	Will it reduce West Berkshire's contribution to	?	The level of impact depends on location, building materials /	Mitigation could also include Transport Assessment / Travel	Without consideration of sustainability construction

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change and ensure adaptation measures are in place to respond to climate change	greenhouse gas emissions?		construction, transport / design	Plans.	techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	- / 0	A small part of the site is at risk from surface water flooding.	A FRA would be required alongside appropriate mitigation including SUDs	With appropriate mitigation (inc. SUDs) it is unlikely that development of the site would have an impact on any element of sustainability.
<u>11. To ensure a strong, diverse and sustainable economic base</u>	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	<u>Not considered relevant</u>		<u>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</u>
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	<u>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</u> <u>The development of the site for housing will have an overall neutral effect on economic sustainability.</u>		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	<u>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</u> <u>The development of the site for housing only will have a neutral effect on economic sustainability.</u>		

Summary

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

There is potential for significant negative impacts of air quality and noise due to proximity to the A4 but with appropriate mitigation measures and design this impact should be mitigated against. A small part of the site is within an area at risk from surface water flooding, with the appropriate Flood Risk Assessment and mitigation measures (inc. SUDs) there should not be an impact on sustainability. There are a number of positive impacts in relation to sustainable transport and access to local services and facilities. This easy access should reduce the need for private car travel, reducing the impact on environmental sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral (with mitigation)

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to long term

Site Selection – Site Commentary

Spatial Area:	EA	Settlement:	EUA	Parish:	Holybrook
Site ID:	EUA026	Site Address:	Land adjacent to Bath Road and Dorking Way, Calcot	Development Potential:	24 dwellings (0.8ha at 30dph) <u>35 dwellings</u>

Recommendation:

The site is recommended for allocation, [towards the end of the plan period for 35 – 40 dwellings.](#)

Justification:

The site is well related to the existing settlement, close to local service and facilities, including the bus interchange at the retail park.

[The site is required by Highways England as a site compound for the M4 Smart Motorway scheme until September 2018, therefore, the site would not be available for development until towards the end of the plan period.](#)

[The development potential of the site has been changed following consultation responses from the site promoter and consideration of the density of the neighbouring development. Development of up to 40dph is considered appropriate in this location which gives between 35 and 40 dwellings.](#)

Discussion:

Site Description:

The site is located to the east of Calcot to the south of the A4. The site is close to the service and facilities offered at the Calcot retail part, including the bus interchange. Being adjacent to the M4/A4 means that there are good links to wider employment opportunities that the immediate area.

~~The site could be considered alongside EUA025.~~

Landscape:

The site is within an area of low/medium landscape sensitivity.

Flood Risk:

The site is within Flood Zone 1.

A small part of the western edge of the site is within a surface water flood risk area.

A FRA would be required, and appropriate SUDs provided.

Highways /Transport:

The site is considered to have a marginal impact on the highway network. Access would need to be from Dorking Way. Once the highway works associated with IKEA have been completed there will be no right turn from Dorking Way, vehicles wishing to turn right would need to use Charrington Road to the east of the site.

There are good pedestrian and cycle links to and from the site.

The site is close to the bus interchange at Calcot retail part.

Ecology:

There are no known ecological or environmental designations on the site.

Archaeology:

There is no known archaeology on the site.

Education:

Existing primary school provision in the Eastern Urban Area is close to or at capacity. There is capacity for additional pupils within the local secondary schools.

Environmental Health:

The site is adjacent to the A4. Noise and air quality could be an issue.

Site Selection – Site Commentary

A noise and air quality survey would be required and careful design and mitigation measures may be needed.

Minerals and Waste:

No known mineral deposits

No known waste issues

Land use planning consultation zone:

The site is in the outer AWE consultation zone, although is below the threshold for consultation with ONR.

Environment Agency:

The site is within Flood Zone 1.

Thames Water:

Concern regarding water supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

No wastewater infrastructure issues envisaged.

Parish Council:

The parish council consider that this site might have development potential by traffic implications would need to be considered.

[At preferred options Holybrook Parish Council objected to development of the site on the following grounds \(sustainability, already densely populated area, traffic impact, infrastructure, flood risk, proximity to M4/A4 and pollution, impact of IKEA\)](#)

Preferred Options consultation key issues:

- [General comments and principle of development.](#)
- [Breach of settlement boundary and coalescence of settlements.](#)
- [Need to use brownfield sites first and other alternative options given.](#)
- [Landscape and setting.](#)
- [Concern over infrastructure and services \(doctors, schools, reliance on Reading\).](#)
- [Highways and transport issues.](#)
- [Flooding](#)
- [Pollution \(noise, air\).](#)
- [Ecology](#)
- [Personal points.](#)
- [Unknown impact of IKEA](#)

[For the consultation responses and Council's response, please see the Statement of Consultation](#)

SA/SEA:

The SA/SEA does not highlight any significant positive or negative impacts. [There is potential for negative impacts of air quality and noise due to proximity to the A4 but with appropriate mitigation measures and design this impact should be mitigated against. A small part of the site is within an area at risk from surface water flooding, with the appropriate Flood Risk Assessment and mitigation measures \(inc. SUDs\) there should not be an impact on sustainability. There are a number of positive impacts in relation to sustainable transport and access to local services and facilities. This easy access should reduce the need for private car travel, reducing the impact on environmental sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

~~There are a number of positive impact in relation to access to local services and facilities. The only negative impacts relate to surface water flood risk, noise and air pollution could have potentially negative impacts without the appropriate mitigation.~~

Proposed development (from SHLAA submission):

Site Selection – Site Commentary

The site is proposed for mixed use development including commercial and residential development at a density of no less than 50dph [delivering approx 40 – 50 dwellings](#). [The site could come forward independently or jointly with EUA025](#).

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	EUA	Parish:	Sulham / Tilehurst
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Site ID:	EUA027	Site Address:	Land north of Pincents Lane, Calcot
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Development Potential:	135 6 dwellings (6.7ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- AONB - development would fail to conserve and enhance the special qualities and natural beauty of the AONB.

Site Assessment

Parish Council consultation response:	The Parish Council raised concerns with access, traffic and the location of the site in the AONB
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Development would fail to conserve and enhance the special qualities and natural beauty of the AONB.
SHLAA Assessment	Not currently developable	Y	Poor relationship to the settlement. Within the AONB
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	

* Any Yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA029	Site Address:	Land at Kiln Cottage, Kiln Lane, Tilehurst, RG31 5UE
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Development Potential:	2 <5 dwellings (0.08ha at 20dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- AONB - development would fail to conserve and enhance the special qualities and natural beauty of the AONB.
- Fewer than 5 dwellings

Site Assessment

Parish Council consultation response:	Parish Council did not comment.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Development would fail to conserve and enhance the special qualities and natural beauty of the AONB.
SHLAA Assessment	Not currently developable	Y	Small site within the AONB
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Purley-on-Thames
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Site ID:	EUA030	Site Address:	Land north of Purley Village, Purley-on-Thames, RG8 8AF
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Development Potential:	40 2 dwellings (1.39ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Flood Zone 3 – history of significant flooding on the site.

Site Assessment

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

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA031	Site Address:	Land to the East of Sulham Hill
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Development Potential:	35-29 dwellings (0.96ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- Greenfield
 - Potential loss of local amenity space

Site Assessment

Parish Council consultation response:	Site is used for equestrian purposes and is seen as important open space by the community. Concern raised as to where the horses would graze and people ride horses if this site was developed. At preferred options the Parish Council objected to development on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Adjacent to the AONB. A Landscape Assessment has advised that there site has potential subject to mitigation
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access would ideally come from Clements Mead.
	Highway network suitability	Y	Development would generate approximately 270 daily vehicle movements, including approximately 27 during the 08:00 to 09:00AM peak. Proposals will have a marginal impact on the highway and travel network.
	Public Transport network	Y	There are a number of public transport options in the urban area. There is a bus stop, with a regular bus service within 400m of the site.
	Footways/Pavements	Y	There are footways throughout the urban area.
Landscape	Located in AONB	A	The site is adjacent to the AONB and there is development potential subject to mitigation
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Low/Medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity space nearby	Y	The site is adjacent to local amenity space. Site is seen as locally important open space / Amenity space (currently used as grazing land).
	Rights of Way affected	N	
	Play areas nearby	Y	Site is adjacent to local play facilities for children
Ecology / Environmental	Protected species	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
/ Geological	Ancient woodland	N	
	Tree Preservation Orders	A	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land use	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	A	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	Y	25% of the site is in SPZ.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Site partially underlain with gravel. Policies 1&2 of the RMLP need to be considered.
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> EUA032, EUA033		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA031	Site Address:	Land to the East of Sulham Hill	Development Potential:	35-29 dwellings (0.96ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to rights of way and the Cotswold Sports centre) 1.3km away) as well as within walking distance of services and facilities in Tilehurst, which should enable active, healthy lifestyles.		The site is close to local services and facilities and open countryside meaning that there would be a positive impact on environmental and social sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is quite close to the Cotswold sports centre and recreation ground (1.3km)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site is close to a number of services and employment opportunities as well as public transport options linking into Reading.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options in Tilehurst and opportunities for walking and cycling.		The site is served by regular bus services, and is within walking distance of a number of services and facilities, meaning that there would be a positive impact on all elements of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	There are trees with Tree Preservation Orders adjacent to the site, but the site itself is unlikely to have an impact on biodiversity or geodiversity.		Development unlikely to have an impact on any element of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is adjacent to the AONB in an area of low/medium landscape sensitivity.	Landscape Assessment indicates development on part of this <u>the</u> site subject to measures to conserve and enhance the AONB <u>would be acceptable</u>	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Development of the site is unlikely to have an impact on the character of the build environment		Development unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets, although the site is adjacent to a listed building.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		Development unlikely to have an impact on any element of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	SUDs would be required	With appropriate SUDs development of the site will not have an impact on any element of sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant, positive or negative, impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading giving a number of positive sustainability impacts.

There are potential negative impacts relating the loss of Greenfield land, [although with appropriate mitigation the negative impact could be reduced.](#)

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Scale: Eastern Area

Duration: Permanent

Timing: short to long term

Site Selection – Site Commentary

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA031	Site Address:	Land to the east of Sulham Hill	Development Potential:	35-29 dwellings (0.96ha at 30dph)
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Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing residential development, and local service and facilities and is not at risk from flooding. There are no significant issues on the site.

[The development potential of the site has been changed following consultation responses from the site promoter and consideration of the density of the neighbouring development. Development of approximately 35dph is considered appropriate in this location which gives approximately 35 dwellings on the site.](#)

Discussion:

Site Description:

The site is well related to the existing residential development, close to local service and facilities (including the local primary school and community hall). This site is adjacent to a children’s play area.

[The site is currently used as grazing pasture for the neighbouring riding stables. The lease agreement between the stables and the land owner requires the land owner to provide additional land elsewhere should the existing site/s become unavailable.](#)

Landscape:

The site is adjacent to the AONB, in an area of low/medium landscape sensitivity. Landscape work carried out for the site indicates development on the site would be acceptable subject to mitigation measures.

Flood Risk:

The site is in Flood Zone 1. SUDs would be required.

Highways /Transport:

The proposal is expected to have a marginal impact on the highway and travel network. ~~Access would ideally come from Clements Mead.~~ [The Council’s Landscape Assessment work requires access to come from Clements Mead, to preserve the rural character of Sulham Hill.](#)

There is a bus stop with a regular bus service within 400m of the site.

Ecology:

There are no known ecological or environmental designations on the site.

Archaeology:

There is a listed farmhouse near to the site, but as the area is already developed there is unlikely to be an impact on archaeology.

Education:

~~Existing primary school provision in the Eastern Urban Area is close to or at capacity. There is capacity for additional pupils within the local secondary schools.~~

[The Local Education Authority indicated that a satisfactory solution to school place provision can be achieved in the area.](#)

Environmental Health:

There are no known air, noise or contamination issues with this site.

Minerals and Waste:

Site partly underlain with gravel deposits. Consideration of Policies 1 & 2 of the RMLP required.

No known waste issues.

Site Selection – Site Commentary

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

25% of the site is in SPZ3.

Thames Water:

No water supply infrastructure issues envisaged.

No wastewater infrastructure issues envisaged

Parish Council:

The Parish Council feels that this site is important open space used for grazing horses from the neighbouring stables. [At preferred options the Parish Council objected to development on this site.](#)

Preferred Options consultation key issues:

- [General comments](#)
- [Principle of development, including alternative suggestions](#)
- [Landscape/setting and character including impact on AONB](#)
- [Infrastructure including lack of facilities and services.](#)
- [Highways and Transport issues.](#)
- [Ecology including impact on Sulham Woods and impact on species.](#)
- [Flood risk](#)
- [Personal issues](#)
- [Pollution – noise, light, air.](#)
- [Loss of employment](#)
- [Crime and security](#)
- [Issues with the consultation](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral impact on sustainability. There are no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading, giving a number of positive sustainability impacts. There are potential negative impacts relating the loss of greenfield land, although with appropriate mitigation the negative impact could be reduced.

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission/[site promoter](#)):

The site is proposed for approximately 30 new dwellings in a mix of dwellings types and sizes. [An indicative framework plan submitted as part of the preferred options consultation indicates the site could accommodate approximate 50 dwellings \(1.4ha at 30 – 40dph\).](#)

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA032	Site Address:	Land to the east of Sulham Hill between Barefoot Copse and Cornwell Copse
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Development Potential:	45 dwellings (1.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Adjacent to the AONB
- Impact on the highway network – significant improvements would be required to Sulham Hill which would change the character of the rural lane.

Site Assessment

Parish Council consultation response:	Parish Council very concerned about the development of this site. Currently site is very wet. Development would impact on the AONB and adjacent woodland. The woodland is seen as valuable open space by the community. Would rather see other sites considered before this.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Potential. Landscape Assessment work carried out on the site indicates that development on part of the site would be acceptable subject to important measures to conserve and enhance the AONB.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	Y	Site is accessed from Sulham Hill. An adequate access would be possible, but the road would need to be widened with a footway provided. Much vegetation would need to be cleared to achieve this as well as to provide adequate sight lines.
	Highway network suitability	N	Development expected to generate approximately 270 daily vehicle movements including approximately 27 during the 08:00 to 09:00 AM peak. It is anticipated that there would be a marginal impact on the highway and travel network. To achieve access from Sulham Hill would require significant improvements which would change the character of the rural road to accommodate development.
	Public Transport network	Y	There are a number of public transport options in the urban area. There is a bus stop with a regular service within 400m of the site.
	Footways/Pavements	N	Footways would need to be provided along

Site Selection – Site Assessment

B) Considerations		
Criteria	Yes / No / Unknown	Comments
		Sulham Hill, which would significantly change the character of the area.
Landscape	Located in AONB	A The Landscape Assessment states that access should not come from Sulham Hill due to the impact on the character of the rural lane and the AONB.
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N Low/Medium landscape sensitivity
	Other	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y The site is close to local amenity space. Woodland is seen as locally important open space. Development at EUA031 could reduce the amount of amenity space near to this site.
	Rights of Way affected	A
	Play areas nearby	Y Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	Y Potential for badgers on the site.
	Ancient woodland	A
	Tree Preservation Orders	A
	Local Wildlife Site	A
	Nature Reserve	N
	Other (eg. BOA)	Y Site is within a Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	Y Site is adjacent to the existing settlement, but site is rural in character along the western edge.
	Incompatible adjacent land uses	N
Heritage	Archaeology	N
	Conservation area	N
	Listed buildings	N
	Scheduled Monument	N
Utility Services	Presence of over head cables / underground pipes	N
	Water supply	Y
	Wastewater	N TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	Y The site is within SPZ3. Major Aquifer, 35% of the site is at high risk of contaminating groundwater.
AWE consultation Zone	Middle	N
	Outer	N
Proximity to railway line		N
Minerals and Waste	Minerals preferred area	N
	Mineral consultation area	Y
	Minerals/Waste site	N Site partly underlain by gravel. Consideration of Policy 1 & 2 of RMLP required.
	Other	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> EUA031, EUA033	
Other (anything else to be considered)		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA032	Site Address:	Land to the East of Sulham Hill, between Barefoot Copse and Cornwell Copse	Development Potential:	45 dwellings (1.5ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to rights of way and the Cotswold Sports centre) 1.4km away) as well as within walking distance of services and facilities in Tilehurst, which should enable active, healthy lifestyles.		The site is close to local services and facilities and open countryside meaning that there would be a positive impact on environmental and social sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is quite close to the Cotswold sports centre and recreation ground (1.4km)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site is close to a number of services and employment opportunities as well as public transport options linking into Reading.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options in Tilehurst and opportunities for walking and cycling.		The site is served by regular bus services, and is within walking distance of a number of services and facilities, meaning that there would be a positive impact on all elements of sustainability. Without appropriate mitigation there could be a negative impact on road safety which in turn would lead to a negative impact on all elements of
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety. Sulham Hill does not currently have footways	Footways would need to be provided which would improve road safety.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			-		sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is adjacent to ancient woodland, Tree Preservation Orders and a Local Wildlife Site.	The current site promoter is proposing a min 15m buffer around the ancient woodland to avoid encroachment into the LWS and ancient woodland and propose to maintain the existing trees/woodland where practical.	Development of the site would have a significantly negative impact on the landscape character of the area, and therefore environmental sustainability, especially if access cannot be provided away from Sulham Hill.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0-	The site is adjacent to the AONB in an area of low/medium landscape sensitivity. Landscape Assessment work carried out on the site indicates that development on part of the site would be acceptable subject to important measures to conserve and enhance the AONB. The landscape assessment states that there should be no access from Sulham Hill.	Landscape Assessment work carried out on the site indicates that development on part of the site would be acceptable subject to important measures to conserve and enhance the AONB. Access would need to be provided away from Sulham Hill.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?	The site is rural in nature, although it backs on to residential area. Development could change the character of the built environment in this area.		Unlikely to have an impact on sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on	0	Unlikely to have an impact on soil		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	soil quality?		quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is at risk from surface water flood risk area and there is some anecdotal evidence of water logging on the site.	A FRA would be required and SUDs would need to be provided.	Flooding can have a negative impact on all element of sustainability; however with appropriate mitigation this should be neutralised.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			- housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading. There is potential for development of the site to have a negative impact on the character of the landscape as the site is rural in nature, despite being adjacent to residential development on one site. The Landscape Assessment work carried out indicates that the site would be suitable for development with appropriate mitigation, [however access would need to come from Vicarage Wood Way. Access onto Sulham Hill would have a negative impact on the character of the landscape, and therefore, on environmental sustainability that could not be mitigated.](#) Access to the site is via Sulham Hill which is narrow in places, and does not have footways, which could lead to issues of road safety without appropriate and extensive mitigation.

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to Long term.

Site Selection – Site Commentary

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
Site ID:	EUA032	Site Address:	Land to the east of Sulham Hill, between Barefoot Copse and Cornwell Copse	Development Potential:	45 dwellings (1.5ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site is close to local services and facilities. ~~significant improvements would be required to the highway network to enable development to take place.~~ [Development on the site would look away from the existing development, meaning that it would not be that well related to the existing settlement. The landscape character assessment states that access cannot come from Sulham Hill due to the impact this would have on the character of Sulham Hill. While there is no longer a requirement to widen Sulham Hill, it is considered that an access onto Sulham Hill would](#) This would significantly change the character of the rural lane (Sulham Hill) ~~and this is not considered appropriate.~~

Discussion:

Site Description:

The site is located to the west of Tilehurst, backing on to existing residential development, although the western part of the site is adjacent to Sulham Hill, a rural lane.

Landscape:

The site is adjacent to the AONB, in an area of low/medium landscape sensitivity. Landscape Assessment work carried out on the site indicates that development on part of the site would be acceptable subject to important measures to conserve and enhance the AONB.

[The Landscape Assessment states that access should not come from Sulham Hill. No alternative access can be achieved.](#)

Flood Risk:

The site is in Flood Zone 1.

The site is at risk from surface water flooding, and there is anecdotal evidence that the site is often waterlogged.

A FRA and appropriate mitigation, including SUDs would be required.

Highways /Transport:

The proposals will have a marginal impact on the highway and travel network. Although there are concerns regarding access onto Sulham Hill. ~~In order for an appropriate access to be obtained Sulham Hill would need to be widened and a footway provided along the entire length. Significant levels of vegetation would also need to be removed to enable adequate sight lines to be provided. This would significantly change the character of the rural lane.~~

There are a number of public transport options near to the site with a regular bus service passing within 400m of the site.

Ecology:

The site is within a Biodiversity Opportunity Area and there are badgers present on the site. The site is adjacent to ancient woodland and tress protected by Tree Preservation Orders as well as a Local Wildlife Site.

Appropriate buffers and badger mitigation would be required.

Archaeology:

The site is surrounded by a sensitive HLC and is the site of a historic farm. This is unlikely to have an impact on the deliverability of the site.

Education:

Site Selection – Site Commentary

Existing primary school provision in the Eastern Urban Area is close to or at capacity. There is capacity for additional pupils within the local secondary schools. [The Local Education Authority has indicated that a satisfactory solution to school place provision can be achieved in the area.](#)

Environmental Health:

There are no known air, noise or contamination issues on the site.

Minerals and Waste:

The site is partly underlain by gravel deposits. Consideration of policy 1 & 2 of the RMLP required.

No known waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

The site is within SPZ3. [The Environment Agency have said that there is no in principle objection to development in SPZs.](#)

The site is also on an aquifer [and 35% of the site is considered to be at high risk of contaminating groundwater.](#)

Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

The Parish Council are very concerned about development of this site and the impact it would have on the AONB and the adjacent ancient woodland.

[At preferred options the Parish Council objected to development on this site.](#)

Preferred Options consultation key issues

- [Principle of development](#)
- [Reasons for rejection other Tilehurst sites apply to this location too.](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

There are no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading. There is potential for development of the site to have a negative impact on the character of the landscape as the site is rural in nature, despite being adjacent to residential development on one site. The Landscape Assessment work carried out indicates that the site would be suitable for development with appropriate mitigation; [however access would need to come from Vicarage Wood Way. Access onto Sulham Hill would have a negative impact on the character of the landscape, and therefore, on environmental sustainability that could not be mitigated.](#) ~~Access to the site is via Sulham Hill which is narrow in places, and does not have footways, which could lead to issues of road safety without appropriate and extensive mitigation.~~

Proposed development (from SHLAA submission):

The site is proposed for approximately 60 new dwellings in a mix of dwellings types and sizes.

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA033	Site Address:	Land to the East of Long Lane and South of Blackthorn Close
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Development Potential:	30 dwellings (1ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- [Small part of the site is at risk from surface water flooding, and the proposed access location \(Long Lane\) is within an area of deep surface water flood risk](#) Surface water flood risk
- Tree Preservation Orders
- [Cumulative landscape impact](#)
- [Highway and junction improvements required](#)
- [Site partly underlain by gravel deposits](#)
- [Current wastewater network unlikely to support demand generated by development](#)

Site Assessment

Parish Council consultation response:	Parish Council very concerned about the development of this site. Currently site is very wet. Development would impact on the AONB and adjacent woodland. The woodland is seen as valuable open space by the community. Would rather see other sites considered before this. At the preferred options stage Tilehurst Parish Council objected to the development on this site.
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A) Automatic exclusion			
Criteria		Yes/No	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Significant detrimental impact on the character of AONB (<i>from LSA</i>)	P	Potential. A Landscape Capacity Assessment indicates development on part of the site would be acceptable subject to subject to important constraints to conserve and enhance the AONB.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	Part of the site is within an area of surface water flood risk. Long Lane is recognised on Environment Agency flood maps as an area of deep surface water flood risk.
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	NY	Access should be from Long Lane, rather than Sulham Hill. The proposed access location is subject to flooding during extreme weather events and improvements would need to be made.
	Highway network suitability	N	The proposals will have a marginal impact on the highway network. The site is not expected to generate significant amounts of traffic. Long Lane would need to be widened fronting the site and improvements made to the junction of Long Lane and Sulham Hill.
	Public Transport network	Y	There are a number of public transport options in the urban area

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
	Footways/Pavements	Y	There are footways throughout the urban area. Footways would need to be provided to the front of the site to link the site into the existing network
Landscape	Located in AONB	A	The Landscape Capacity Assessment states that this site should not be developed in conjunction with EUA003/008 due to the cumulative impact on the AONB.
	Located within an area of High Landscape Sensitivity from Core Strategy LSS)	N	Low/Medium landscape sensitivity
	Other	N	
Green Infrastructure	Open Space / Playing field / amenity Space nearby	Y	The site is close to local amenity space. Woodland is seen as locally important open space. Development at EUA031 could reduce the amount of amenity space near to this site.
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities.
Ecology / Environmental / Geological	Protected species	Y	Part BAP (Biodiversity Action Plan) Habitat. Badgers. Extended phase 1 habitat survey has been prepared by the applicant. required
	Ancient woodland	A	
	Tree Preservation Orders	Y	
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (e.g. BOA)	Y	Site is within a Biodiversity Opportunity Area and adjacent to a Local Wildlife Site.
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land use	N	
Heritage impact	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	<u>Y</u> N	Overhead high and low voltage apparatus and overhead BT apparatus on parts of the site. These may need to be diverted and/or grounded.
	Water supply	<u>N</u> Y	Thames Water have not raised any concerns regarding this site
	Wastewater	<u>Y</u> N	TW have concern regarding wastewater capability. Integrated strategy for water and wastewater required at planning application stage should the site be allocated.
	Groundwater Source Protection Zone (SPZ)	Y	The site is within SPZ3
AWE consultation zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Site partly underlain by gravel deposits. Consideration of policies 1 & 2 of the Replacement Minerals Local Plan for Berkshire required.
	Other	N	
Relationship to / in combination effects of other sites	List of neighbouring sites: EUA004, EUA008, EUA032, EUA031		Concern has been raised in the Landscape Capacity Assessment over the cumulative impact of development of this site (EUA033) in conjunction with EUA003/008. The Landscape Capacity Assessment states that both sites should not be developed together and gives a preference for EUA003/008 over this site.
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA033	Site Address:	Land to the east of Long Lane and south of Blackthorn Close	Development Potential:	30 dwellings (4ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to rights of way and the Cotswold Sports centre (1km away) as well as within walking distance of services and facilities in Tilehurst, which should enable active, healthy lifestyles.		The site is close to local services and facilities and open countryside meaning that there would be a positive impact on environmental and social sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is quite close to the Cotswold sports centre and recreation ground (1km)		
	Will it protect and enhance green infrastructure across the district?	?	Unlikely to have an impact on green infrastructure, although the woodland is seen as locally important open space.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site is close to a number of services and employment opportunities as well as public transport options linking into Reading.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options in Tilehurst and opportunities for walking and cycling.		The site is served by regular bus services, and is within walking distance of a number of services and facilities, meaning that there would be a positive impact on all elements of sustainability. New footways would lead to an improvement in Road Safety.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Footways would need to be provided outside the site to link the site into the existing network. <u>The site is not expected to generate significant amounts of</u>	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				traffic. Improvements would be required to widen Long Lane and improve the sight lines at the junction of Long Lane and Sulham Hill.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is adjacent to ancient woodland and a Local Wildlife Site. There are Tree Preservation Orders on the site. The site is within a Biodiversity Opportunity Area and badgers are present on the site. Part of the site is within a Biodiversity Action Plan (BAP) habitat.	Appropriate buffers would be required. A phase 1 habitat assessment would be required.	<p>There is potential for a Development of the site, alone could to have a negative impact on environmental sustainability. However, with appropriate mitigation and buffers this impact will be reduced.</p> <p>However, if this site was to be developed in conjunction with EUA003/008 mitigation would not be able to reduce the impact on the AONB.</p>
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	The site is adjacent to the AONB in an area of low/medium landscape sensitivity. The Landscape Capacity Assessment states that this site should not be developed in conjunction with EUA003/008 as this would have a negative impact on the AONB.	Landscape Assessment indicates that development on the site is acceptable subject to important constraints to conserve and enhance the AONB.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?	The site is rural in nature, although it backs on to residential area. Development could change the character of the built environment in this area.		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve	Will the site be at risk from	0	Unlikely to have an impact on air		Unlikely to have an impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
air, water and soil quality, and minimise noise levels throughout West Berkshire	or impact on air quality?		quality		on any element of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	A small part of the site is at risk from surface water flooding as well as the area to the northeast of the site.	A Flood Risk Assessment would be required, with appropriate mitigation and Sustainable Drainage Methods (SUDs) provided. There is no evidence that the site itself has flooded.	Flooding can have a negative impact on all elements of sustainability, although there is no evidence of flooding on the site. Appropriate mitigation including Sustainable Drainage Methods (SUDs) will reduce the negative impact on sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for		economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading, meaning the site scores positively on these elements of sustainability. The site is rural in nature and adjacent to the AONB, meaning that there would be potential for development to harm the character of the landscape or to change the character of the built environment. The Landscape [Capacity](#) Assessment ~~work~~ indicates that the site would be suitable for development, although appropriate mitigation measures would be required to ensure that the potential negative impact was reduced and neutralised where possible. [However, if the site was to be developed alongside EUA003/008 there would be a negative impact on the character of the AONB that would not be able to be mitigated.](#) The site is adjacent to ancient woodland and a local wildlife site, as well as having some [Tree Preservation Orders](#) TPOs on site. Appropriate mitigation and buffers would be required to mitigate this impact. A small part of the site is within an area at risk from surface water flooding, with the appropriate Flood Risk Assessment and mitigation measures (including [Sustainable Drainage Methods](#) (SUDs)) there should not be an impact on sustainability.

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to Long term.

Site Selection – Site Commentary

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
Site ID:	EUA033	Site Address:	Land to the east of Long Lane and south of Blackthorn Close	Development Potential:	30 dwellings (1ha at 30dph)

Recommendation:

The site is recommended for allocation

[The site was recommended a preferred option, but it is now not recommended for allocation](#)

Justification:

The site is adjacent to existing residential development, close to local service and facilities. ~~There are no significant issues on the site.~~ [Development on the site would look away from the existing development, meaning that it would not be that well related to the existing settlement. The Landscape Capacity Assessment indicates that development of this site, alongside EUA003/008, would have a negative cumulative impact on the AONB, and only one of these sites should be developed. The Landscape Capacity Assessment gave a preference for EUA003/008 over this site.](#)

[The preferred options consultation raised significant concerns over flooding following extreme weather at the proposed access point to the site. Environment Agency maps recognise Long Lane as being within an area of deep surface water flood risk. Whilst there is an engineering solution that could be provided, it is an additional issue that impacts upon deliverability or viability of the site. In addition, improvements to widen Long Lane and improve the sight lines at the junction of Long Lane and Sulham Hill would be required thereby adding a further complexity that other sites in the area do not have.](#)

Discussion:

Site Description:

The site is located to the west of Tilehurst, close to local services and facilities (including a primary and secondary school). The eastern part of the site is adjacent to the existing residential development, although the western part of the site is adjacent to the AONB.

Landscape:

The site is adjacent to the AONB in an area of low/medium landscape sensitivity. ~~A Landscape Capacity Assessment work carried out~~ [indicates that part of the site is suitable for development subject to important constraints to conserve and enhance the AONB.](#)

[The Landscape Capacity Assessment states that this site should not be developed in conjunction with EUA003/008 due to the cumulative impact on the character of the AONB.](#)

Flood Risk:

The site is within a groundwater emergence zone and adjacent to an area of surface water flood risk. There is no evidence of flooding on the site.

The site is within Flood Zone 1.

A [Flood Risk Assessment](#) FRA and appropriate mitigation including [Sustainable Drainage Systems](#) (SUDs) would be required.

Highways /Transport:

The proposals are expected to have a marginal impact on the highway and travel network. [The site is not expected to generate significant amounts of traffic, and there will therefore be a limited impact on congestion.](#) Access should be taken from Long Lane. ~~Long Lane would need to be widened to the front of the site and footways provided to link the site into the existing footway network.~~

[Improvements would be required to widen Long Lane and improve the sight lines at the junction of Long Lane and Sulham Hill.](#)

There are a number of bus services within 400m of the site.

Ecology:

The site is partly within a BAP ([Biodiversity Action Plan](#)) habitat and within a Biodiversity Opportunity Area.

Site Selection – Site Commentary

Badgers are present on the site. The site is adjacent to Ancient woodland and a Local Wildlife Site. Trees protected by Tree Preservation Orders are present on the site.

~~The site promoters have prepared an extended phase 1 habitat survey. This has been reviewed by the Council's ecologist who is content that, subject to the mitigation measures set out in the survey, there would not be a detrimental impact on ecology. would be required and appropriate buffers would be required between the site and the ancient woodland. provided.~~

Archaeology:

~~The site is a surviving parcel of a pre-18th century field system. The site lies within a sensitive Historic Landscape Characterisation HLC area. Further assessment would be required, but unlikely to impact on deliverability.~~

~~A Historic Environmental Assessment has been prepared by the site promoter and this has been reviewed by the Council's Archaeological Officer who has advised that it would be advantageous if the outline of the field could be preserved, and that there are unlikely to be any significant archaeological finds or deposits.~~

Education:

~~Existing primary school provision in the Eastern Urban Area is close to or at capacity. There is capacity for additional pupils within the local secondary schools. The Local Education Authority has indicated that a satisfactory solution to school place provision can be achieved in the area.~~

Environmental Health:

There are no known air, noise or contamination issues on this site.

Minerals and Waste:

The site is partly underlain by gravel deposits. Consideration of policies 1 & 2 of the Replacement Minerals Local Plan for Berkshire RMLP required.

No known waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

The site is within [Groundwater Source Protection Zone \(SPZ\) 3](#).

Thames Water:

~~No water supply infrastructure issues envisaged. Concern regarding wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. An integrated water and wastewater strategy will be required at the planning application stage should the site be allocated for development.~~

A drainage strategy would be required

Parish Council:

The Parish Council are very concerned about development of this site and the impact it would have on the AONB and adjacent ancient woodland. The woodland is seen as valuable open space by the local community. [At preferred options Tilehurst Parish Council objected to development of this site.](#)

Preferred Options consultation key issues:

- [General comments – impact on property prices, financial gain for landowners, development should be directed to the Midlands/north of England, Council officers live outside district/settlements where allocations proposed, significant opposition which should be given weight.](#)
- [Consultation process and timing – school holidays, lack of time, etc.](#)
- [Crime and security – increase in population/density will result in higher crime levels.](#)
- [Cultural heritage and the historic environment – evidence of large battle during Dark ages and site one of last remaining 18th century irregular fields.](#)
- [Density – concern over medium density housing.](#)
- [Ecology – impact on woodlands, species, etc.](#)
- [Economy – e.g. lack of local employment opportunities will increase commuting, development will](#)

Site Selection – Site Commentary

- [not improve economic prosperity of area.](#)
- [Flood risk – surface water flood risk area.](#)
- [Gaps between settlements – concern over being part of Reading etc](#)
- [Highways and transport issues including access, impact on highways network, impact on traffic, parking and public transport.](#)
- [Impact on infrastructure, facilities and services including schools, doctors, leisure etc.](#)
- [Landscape/setting including impact on AONB.](#)
- [Open/recreation space.](#)
- [Personal issues – impact on quality of life, health.](#)
- [Pollution – air, light, noise.](#)
- [Principle of development – poorly chosen site, SA/SEA questioned, alternative sites available, e.g. Previously Developed Land, setting of precedent for further development in area.](#)
- [Settlement boundaries.](#)
- [Sustainability.](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

[There are no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading, meaning the site scores positively on these elements of sustainability. The site is rural in nature and adjacent to the AONB, meaning that there would be potential for development to harm the character of the landscape or to change the character of the built environment. The Landscape Capacity Assessment indicates that the site would be suitable for development, although appropriate mitigation measures would be required to ensure that the potential negative impact was reduced and neutralised where possible. However, if the site was to be developed alongside EUA003/008 there would be a negative impact on the character of the AONB that would not be able to be mitigated. The site is adjacent to ancient woodland and a local wildlife site, as well as having some Tree Preservation Orders on site. Appropriate mitigation and buffers would be required to mitigate this impact. A small part of the site is within an area at risk from surface water flooding, with the appropriate Flood Risk Assessment and mitigation measures \(including Sustainable Drainage Methods \(SUDs\)\) there should not be an impact on sustainability. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

~~There are no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading, meaning the site scores positively on these elements of sustainability. The site is rural in nature and adjacent to the AONB, meaning that there would be potential for development to harm the character of the landscape or to change the character of the built environment. The Landscape Assessment work indicates that the site would be suitable for development, although appropriate mitigation measures would be required to ensure that the potential negative impact was reduced and neutralised where possible.~~

Proposed development (from SHLAA submission):

The site is proposed for approximately 30 new dwellings in a mix of dwellings types and sizes.

Site Selection – Site Assessment

Settlement:	EUA	Parish:	Purley-on-Thames
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Site ID:	EUA034	Site Address:	1053 – 1057 Oxford Road, Purley-on-Thames
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Development Potential:	30 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

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

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Purley-on-Thames
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Site ID:	EUA035	Site Address:	72 Purley Rise, Purley-on-Thames
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Development Potential:	37 dwellings (1.24ha at 30dph). Also potential for G&T site or Care Home	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Ground and surface flood risk
- Proximity to railway line
- Access

Site Assessment

Parish Council consultation response:	<p>Parish Council are concerned about this site, and would not want to see it as a Gypsy and Traveller site. Parish Council are keen that the inspector's decision on the application (12/02215) be considered, especially with regard to the rural nature of the area and potential for further encroachment towards Pangbourne.</p> <p>At preferred options stage the Parish Council indicated that 'in principle' they would not be against the extension of the settlement boundary as proposed by this site, although a number of concerns were raised (proposed developable area, loss of gap between Purley on Thames and Pangbourne, creation of isolated development, concern over infrastructure) The site was considered suitable for high quality retirement accommodation or low cost housing e.g. Starter homes of which it is considered there is a shortage in Purley on Thames.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N <u>A</u>	Landscape Assessment indicates that part of the site is suitable for allocation
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within Settlement boundary		N	Adjacent to the settlement boundary

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Site is within a groundwater emergence zone
	Surface water flood risk	A	Adjacent to surface water flood risk
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	Y	Access serving the site is narrow; it would need to be widened to at least 8.8m 6.8m 6.8m wide to allow for a 5.9m carriageway, and a pavement/grass verge of at 1m on at least one side of the carriageway (the Council's preferred width is 8.8m wide, allowing for pavement/grass verge on both sites). Additional land would be required to allow this. The site promoter has confirmed that additional land could be made available.
	Highway network suitability	N	Development of the site is likely to generate approximately 204 daily vehicle movements including about 20 during the 08:00 to 09:00 AM peak. Proposal would have limited impact on the highway network and the A329.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Public Transport network	Y	There are a number of Public Transport options in Tilehurst, with regular bus services to Pangbourne and Reading.
	Footways/Pavements	Y	There are pavements throughout the urban area
Landscape	Located in AONB	A	Landscape Assessment work indicates that part of the site, subject to mitigation measures, would be suitable for development.
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Low/Medium landscape sensitivity
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to the recreation ground
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to the play facilities at the recreation ground
Ecology / Environmental / Geological	Protected species	Y	Part BAP Habitat. Extended phase 1 habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Relationship to surrounding area	Other (eg. BOA)	N	
	Relationship to settlement	Y	Site is well related to the existing settlement
Heritage	Incompatible adjacent land uses	N	
	Archaeology	Y	Saxon grave found on other side of railway line. Further work required.
	Conservation area	N	
	Listed buildings	N	
Utility Services	Scheduled Monument	N	
	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have concern regarding water supply capability. TW do not envisage any infrastructure concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	Y	The site is within SPZ3, at high risk of contaminating groundwater and is on a major aquifer.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		Y	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	List of neighbouring sites:		
Other (anything else to be considered)	Site was also promoted as a Gypsy and Traveller site		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Purley-on-Thames
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Site ID:	EUA035	Site Address:	72 Purley Rise, Purley-on-Thames	Development Potential:	357 dwellings (4.24ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to recreation ground and play facilities and close to local services and facilities		The site is close to local services and facilities and open countryside meaning that there would be a positive impact on environmental and social sustainability.
	Will it increase opportunities for access to sports facilities?	+	Site is close to recreation ground		
	Will it protect and enhance green infrastructure across the district?	0	Development of the site is unlikely to impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are a range of services and employment opportunities close to the site, with a number of public transport options nearby.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is close to a number of public transport options. Tilehurst railway station is approximately 2.6km from the site, and regular bus services pass by or near to the site.		The site is served by regular bus services, and is within walking distance of a number of services and facilities, meaning that there would be a positive impact on all elements of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Development of the site would be unlikely to have an impact on biodiversity or geodiversity		Development could have a negative impact on environmental sustainability, but with

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0-	The site is adjacent to the AONB, but has a low/medium landscape sensitivity itself. Landscape Assessment work indicates that part of the site would be suitable for development subject to mitigation measures.	Mitigation measures as set out in the Council's landscape assessment would need to be provided.	appropriate mitigation the impact would be neutral.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing settlement, with development on two sides.		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	There are Saxon graves near to the site.	Further work is required to determine whether there is anything of archaeological significance on the site.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	?	The south of the site is located adjacent to the railway line	Development is only proposed for the northern part of the site.	Unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	?	The south of the site is located adjacent to the railway line	Development is only proposed for the northern part of the site.	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - 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
adaptation measures are in place to respond to climate change					could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is at risk from surface and ground water flooding.	There has been no evidence of flooding on the site. A FRA and appropriate mitigation including SUDs would be required.	Flooding can have a negative impact on all elements of sustainability; Mitigation measures should reduce this impact.
<u>11. To ensure a strong, diverse and sustainable economic base</u>	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	<u>Not considered relevant</u>		<u>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</u>
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	<u>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</u> <u>The development of the site for housing will have an overall neutral effect on economic sustainability.</u>		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	<u>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</u> <u>The development of the site for housing only will have a neutral effect on economic sustainability.</u>		

Summary

There are no significant positive or negative impacts on sustainability from this site. The site scores positively in terms of opportunities for sustainable travel and active and healthy lifestyles as it is close to local services and facilities. There are no biodiversity or environmental designations near to or on the site. The proximity to the railway line could cause noise and air pollution, but careful design and use of only part of the site could mitigate this impact. The site is at risk from surface and groundwater flooding, although with appropriate mitigation the negative impact should be reduced.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to Long term.

Site Selection – Site Commentary

Spatial Area:	EA	Settlement:	EUA	Parish:	Purley-on-Thames
Site ID:	EUA035	Site Address:	72 Purley Rise, Purley-on-Thames	Development Potential:	35 dwellings (1.24ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing settlement, close to local services and facilities.

Access to the site would need to be resolved. [The site promoter has confirmed that a suitable access can be provided to the site.](#)

Discussion:

Site Description:

The site is located to the north west of Purley-on-Thames and is well related to the existing settlement with development on two sites. The site is located behind the current building line. The site has good access to local services and facilities as well as being close to the Thames Path.

Landscape:

The site is located adjacent to the Chiltons [North Wessex Downs](#) AONB. ~~Development is not considered to have a negative impact on the AONB.~~ [Landscape Assessment work carried out indicates that part of the site would be suitable for development, subject to mitigation measures set out in the assessment.](#)

Flood Risk:

The site is within Flood Zone 1, a groundwater emergence zone and adjacent to a surface water flood risk, although there is no evidence of the site flooding. A FRA and appropriate mitigation, including SUDs would be required.

Highways /Transport:

Access to the site is a significant concern. The current access road is not wide enough to be an adoptable road, additional land would be required. [The site promoter has confirmed that additional land can be provided to ensure an adoptable access can be created.](#)

Traffic generation from the site would have a limited impact on the highway network.

There are a number of public transport opportunities in Tilehurst with regular bus services to Pangbourne and Reading.

Ecology:

Part of the site is within a BAP habitat. ~~An extended phase 1 habitat survey would be required.~~ [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

Archaeology:

Saxon graves have been found on the other side of the railway line, meaning there is archaeological potential on the site. However, it is unlikely to impact on deliverability.

Education:

Existing primary school provision in the Eastern Urban Area is close to or at capacity. [The Local Education Authority has indicated that a satisfactory solution to school place provision can be achieved in the area.](#) ~~There is capacity for additional pupils within the local secondary schools.~~

Environmental Health:

Proximity to the railway line means a noise survey would be required, with appropriate mitigation.

Minerals and Waste:

No known mineral deposits.

Site Selection – Site Commentary

No known waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

The site is within SPZ3, at high risk of contaminating groundwater and is on a major aquifer.

Thames Water:

~~Concern regarding water supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.~~

~~A water supply strategy would be required.~~

No [water supply or](#) wastewater infrastructure issues envisaged.

Parish Council:

The parish council consider that the development of this site would allow for further encroachment of Purley-on-Thames towards Pangbourne.

[At preferred options stage the Parish Council indicated that 'in principle' they would not be against the extension of the settlement boundary as proposed by this site, although a number of concerns were raised \(proposed developable area, loss of gap between Purley on Thames and Pangbourne, creation of isolated development, concern over infrastructure\) The site was considered suitable for high quality retirement accommodation or low cost housing e.g. Starter homes of which it is considered there is a shortage in Purley on Thames.](#)

Preferred Options consultation key issues:

- [Principle of development including coalescence of settlements, need to use brownfield sites first and precedent.](#)
- [Highways and transport issues including access, lack of public transport, access road and concern over impact onto the A329.](#)
- [Infrastructure and services including schools and doctors, shops and leisure facilities](#)
- [Landscape and setting.](#)
- [Flood risk](#)
- [Gypsies, travellers and travelling showpeople.](#)
- [Ecology](#)
- [Heritage](#)

[For the consultation responses and Council's response, please see the Statement of Consultation](#)

SA/SEA:

[There are no significant positive or negative impacts on sustainability from this site. The site scores positively in terms of opportunities for sustainable travel and active and healthy lifestyles as it is close to local services and facilities. There are no biodiversity or environmental designations near to or on the site. The proximity to the railway line could cause noise and air pollution, but careful design and use of only part of the site could mitigate this impact. The site is at risk from surface and groundwater flooding, although with appropriate mitigation the negative impact should be reduced. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

~~The SA/SEA does not highlight any significant sustainability issues. The site would have a number of positive impacts in relation to the opportunities for sustainable travel, health and active lifestyles as it is close to local services and facilities. There are no biodiversity or environmental designations near to or on the site. The proximity to the railway line could cause noise and air quality issues, but careful design and use of only part of the site would mitigate this impact. The site is at risk from surface water and groundwater flooding which could have an impact on all elements of sustainability unless appropriate mitigation, including SUDs are provided.~~

Proposed development (from SHLAA submission):

[The site is being promoted for approximately 34 dwellings \(1.2ha at 29dph\), for a mix of dwellings sizes and types, including affordable housing, with potential for bungalows and self build plots.](#)

Site Selection – Site Commentary

The original SHLAA submission of the site also included potential for Gypsies and Travellers on the site; however the site was assessed as suitable for housing and therefore, is no longer being promoted for this use.

The site has been proposed for low density (10 – 20) dwellings, in a mix of types and sizes, including affordable housing. The site has also been suggested for a care home or Gypsy and Traveller site

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA036	Site Address:	Land at Little Health Road, Tilehurst
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Development Potential:	190 87 dwellings (9.3ha at 20dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- Assessed as not currently developable in the SHLAA - impact on the AONB and relationship to the existing settlement.

Site Assessment

Parish Council consultation response:	Parish Council agreed with the SHLAA assessment of not currently developable. The site is within the AONB and there could be significant impacts on the highways network. Kiln Lane experiences drainage problems and the site can therefore be very wet.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	P	A very small part of the site may be acceptable for development, subject to a more detailed assessment.
SHLAA Assessment	Not currently developable	Y	Relationship to the existing settlement, and location within the AONB.
Land Use	Protected Employment Lane	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Holybrook
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Site ID:	EUA037	Site Address:	Former Horncastle Ford Site, Bath Road, Calcot
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Development Potential:	20-49 dwellings (0.62ha at 30dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:

- Within the settlement boundary so does not need to be allocated.

Site Assessment

Parish Council consultation response:	Parish council feel that this site has potential for development, particularly flats.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Lane	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		Y	

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	EUA	Parish:	Holybrook
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Site ID:	EUA039	Site Address:	Land at Mill Lane, Calcot
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Development Potential:	50-48 dwellings (1.6ha at 30dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Within settlement boundary, does not need to be allocated.
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Site Assessment

Parish Council consultation response:	Parish Council were not consulted on this site as it was not submitted until June 2015.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Theale Site Assessments

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE001	Site Address:	Former Sewage Works, Theale
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Development Potential:	138 dwellings (3.45ha at 40dph) 57dwellings (1.9ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

<p>Key Issues:</p> <ul style="list-style-type: none"> - Flood risk (FZ2, FZ1) - Ground and surface water flood risk - Contaminated land - Overhead cables - Proximity to the M4 (air quality and noise pollution)
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Site Assessment

Parish Council consultation response:	<p>General agreement that THE001, 002 and 005 should be considered as one site. There is potential for flooding on the site and both THE002 and 005 take water from Sulham Brook. Noise from the M4 is a concern as are the over head power lines. Access and potential for contamination are also of concern.</p> <p>No comments made on this site at preferred options</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N-P	The Landscape Character Assessment (2015) indicates that only part of the site is suitable for development.
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Lane	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Site is near to but not adjacent to the settlement boundary.

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	U	Former sewage treatment works, but currently vacant land
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	The EA strongly recommends that this site is not allocated for development. 40% of the site is within FZ2.
	Groundwater flood risk	Y	Ground water emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the M4
	Contaminated Land	Y	Previous land use means that contamination is likely
	Other		
Highways / Transport	Access issues	Y	Potential access issues. Access onto Blossom Lane would require additional land to widen the lane. An alternative access could be via THE002 to the south.
	Highway network suitability	N	Development expected to generate approximately 480 daily vehicle movements, including about 48 during the 08:00 to 09:00 am peak. The traffic generated would have a significant impact on the highway network. A Transport Assessment would be required to assess the impact taking into account the consented Lakeside South (THE011) residential development to the south.
	Public Transport network	Y	There are a number of public transport options in Theale. There is a railway station and several bus

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
			services linking the village to Reading and Newbury. The nearest bus stop is 700m from the site.
	Footways/Pavements	Y	There are pavements throughout the village. A link could be made on to Blossom Lane for pedestrians and cyclists. If a road was built through THE002 foot and cycle way would need to be provided.
landscape	Located in AONB	A	Adjacent to, but within the setting of the AONB
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	U	Medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local playing fields
	Rights of Way affected	A	Right of way runs along the northern boundary of the site
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	N	Site is in a BAP habitat
	Ancient woodland	A	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	Y	Site is within a BOA
Relationship to surrounding area	Relationship to settlement	U	Site is quite well related to the settlement although is not physically adjacent to the settlement. The site is close to but not adjacent to the existing settlement
	Incompatible adjacent land uses	Y	Site is adjacent to the M4
Heritage impact	Archaeology	Y	Surrounding area has many archaeological features. Not clear what impact recent land use may have had. Further investigation required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Over head cables pass through the site with a pylon present on the site.
	Water supply	N	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	N	High risk to groundwater. Ordinary watercourse present, major aquifer.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	The site is underlain by gravel deposits. There is a history of extraction in the area. Consideration of policy 1 & 2 of the RMLP would be required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THE002, THE005		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE001	Site Address:	Former Sewage Works, Theale	Development Potential:	138 dwellings (3.45ha at 40dph) 57 dwellings (1.9ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is located close to the local facilities in Theale		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to local playing fields, but is not as close as site THE009		
	Will it protect and enhance green infrastructure across the district?	?	A right of way runs along the northern boundary of the site. Development would need to take this into account		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities		Theale's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options in Theale – railway station and several bus services		The site is close to local services and facilities which encourages walking and cycling. There is therefore a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	0	The site is designated as a Biodiversity Opportunity Area (BOA).	BOAs provide opportunities for improvements to biodiversity.	Development could have an impact on the character

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire?		There is ancient woodland adjacent to the site.	Buffers are required around ancient woodland.	of the landscape and therefore a negative impact on environmental sustainability. The site is not actually within the AONB, meaning that with appropriate mitigation the impact should be neutralised.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	? -	The location of the site would mean that there would be some impact upon the landscape, as the site is also adjacent to the AONB. <u>The site is adjacent to the AONB. A Landscape Assessment has concluded that the site as a whole should not be pursued</u>	<p>Sensitive design and appropriate boundary treatment / buffers would be required.</p> <p><u>The Landscape Assessment identified that part of the site would be suitable for development, with appropriate mitigation measures:</u></p> <ul style="list-style-type: none"> • <u>Limit developable area</u> • <u>Retain landscpcae buffer of min. 15m to Blosson Lane and footpath</u> • <u>Additional tree planting as show in assessment</u> • <u>Development should face onto open space off Woodfield Close, but retain boundary platning</u> • <u>Break up built form with substantial areas of tree planting</u> • <u>Access from existing access</u> • <u>Reduced density to reflect semi-rural edge of Theale</u> 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site is close to the existing settlement, separated from existing development by an area of public open space. Development would change the character of the built environment.	Careful design would help to mitigation the impact and fit any development into the existing residential development.	Development could have a negative impact on sustainability by changing the character of the built environment. However, with appropriate mitigation this impact should be minimised.
	Will it conserve and	0	The surrounding area has many	Further investigation of	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the significance of the District's heritage assets?		archaeological features, however the impact that this would have is not fully known	potential archaeological features is needed	
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no cultural assets in Theale		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	?	Given the location of the site close to the M4, air quality could impact upon development of this location	Appropriate mitigation and development of a smaller site area away from the M4	Poor air quality and noise pollution would have a negative impact on sustainability, appropriate mitigation, including development of a smaller site away from the M4 would help to reduce this impact to an acceptable level.
	Will the site be at risk from, or impact on, noise levels?	-?	The site is close to the M4, and noise will <u>could</u> impact upon development	Appropriate noise mitigation and development of a smaller area of the site away from the M4	
	Will there be an impact on soil quality?	+	The site was previously a sewage treatment works and the land could therefore be contaminated. Development could result in decontamination of the land and an improvement in soil quality	Decontamination	Contamination of the site would have a negative impact without appropriate mitigation, although cleaning of the site would have a positive impact on sustainability.
	Will there be an impact on water quality?	0	Unlikely to have any impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	?	The site was previously a sewage treatment works, however the site has been cleared of any structures <u>some</u> and hardstanding <u>remains on the site.</u>		There is unlikely to be an impact on sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The eastern part of the site is within Flood Zone 2. The site is also at risk from ground and surface water	An FRA would be required with appropriate flood mitigation including SUDs to be provided.	Flooding can have a negative impact on all elements of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			flooding	The developable area could be reduced to only develop the area outside flood zone 2.	An FRA will identify the areas most at risk and propose appropriate mitigation and SUDs to reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant sustainability issues on the site. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all giving the site a positive score in terms of sustainability. [The Landscape Assessments on the site has indicated that only part of the site would be suitable for development, with significant buffers required to mitigate the impact on the AONB.](#) The site is a brownfield site, on previously contaminated land, meaning that development of the site could have a positive impact on soil quality and improve the character of the area. The site is close to the M4 which, without appropriate mitigation could lead to significant noise and air quality issues and a knock-on effect on sustainability. The site is also at risk from flooding, from a number of sources, which without appropriate mitigation would lead to a negative impact on sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Likelihood: High
Scale: Eastern Area
Duration: Permanent
Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
Site ID:	THE001	Site Address:	Former Sewage Works, Theale	Development Potential:	138 dwellings (3.45ha at 40dph) 57 dwellings (1.9ha at 30dph)

Recommendation:

~~The site is recommended for allocation for approximately 90 dwellings~~
[At Preferred Options the site was recommended for development.](#)
[The site is no longer recommended for allocation.](#)

Justification:

~~The site is close to local services and facilities within Theale. The site area has been reduced to take into account the area of the site within flood zone 2.~~

~~Access to the site is an issue and would need to be resolved.~~

[There are significant concerns regarding access to the site, as additional land would be required along Blossom Lane to provide adequate access.](#)

[The site is poorly related to the existing settlement and the landscape assessment states that buffers would be required to the edge closest to the settlement, further distancing the site from the existing settlement.](#)

Discussion:

Site Description:

The site is located to the east of Theale, close to the settlement boundary, but not adjacent to it. It is close to the centre of Theale, where there are a number of local services and facilities and there is good access to the open countryside.

The site was previously a sewage treatment works, however, it is now vacant.

Overhead power lines cross the site, with a pylon present on the site.

Landscape:

The site is in an area of medium landscape sensitivity adjacent to the AONB. [The Landscape Character Assessment \(2015\) states that only part of the site would be suitable for development, and at lower density in keeping with the semi-rural edge of Theale. A number of mitigation measures as set out in the assessment, that would need to be adhered to.](#)

Flood Risk:

The site is at risk of flooding from a number of sources, [fluvial](#) (40% of the site is in Flood Zone 2) ~~60% is in Flood Zone 1~~, groundwater and surface water}. An FRA would be required and appropriate mitigation, including SUDs provided.

Highways /Transport:

Access to the site is seen as an issue. Blossom Lane would need to be widened, which would involve acquisition of additional land from neighbouring dwellings. ~~An alternative route could be provided via THE002 to High Street.~~

The traffic generated from the site ~~w~~ould have a significant impact on the [local](#) highway network. A Transport Assessment would be required (taking into account the consented development at Lakeside South (THE011)).

Theale is well served by public transport, with bus routes and a railway station. However the nearest bus stop is approximately 700m from the site.

Ecology:

The site is within a BAP habitat and a BOA.

Archaeology:

No known archaeology on the site, however the surrounding area has many archaeological features and

Site Selection – Site Commentary

finds. An assessment of the site would be required.

Education:

Theale primary school is at capacity on its current site. [A new site is being actively sort for a new primary school to accommodate the existing pupils numbers and future pupil growth in the area.](#) Theale Green Secondary school has capacity.

Environmental Health:

The site is adjacent to the M4, there is potential for noise and air pollution on the site. Appropriate mitigation and design techniques would be required.

As a former sewage treatment works there is potential for contamination on the site. The agent states that contamination on the site would not impede development.

Minerals and Waste:

The site is underlain by gravel deposits. There is a history of extraction in the area. Consideration of policy 1 and 2 of the RMLP would be required.

No known waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

The EA strongly recommend that this site is not allocated for development. There is an ordinary watercourse within the site and a major aquifer. There is a high risk of groundwater contamination. Land adjacent to the site has previously been investigated for potential contamination.

Any development proposed at this site ~~would need to~~ [should](#) incorporate at least an 8 metre buffer from the top of Sulham Brook river bank and conserve and enhance biodiversity.

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required.

Parish Council:

The Parish Council is of the view that this site, along with THE002 and THE005 should be considered as one site. They have concerns regarding flooding, noise impact from the M4, overhead power lines, access and the potential for contamination.

[No comments made on this site at preferred options.](#)

[Preferred Options consultation key issues:](#)

- [Housing Mix](#)
- [Medical Services](#)
- [Schools](#)
- [Infrastructure](#)
- [Utilities](#)
- [Public Transport](#)
- [Existing Land Use](#)
- [Access](#)
- [Flooding](#)
- [Principle of Development](#)
- [Road Safety](#)
- [Quality of Life](#)
- [Settlement boundary](#)
- [Highways and transport](#)
- [Landscape/Environment](#)
- [Pollution](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

Site Selection – Site Commentary

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant sustainability issues on the site. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all giving the site a positive score in terms of sustainability. [The Landscape Assessments on the site has indicated that only part of the site would be suitable for development, with significant buffers required to mitigate the impact on the AONB.](#) The site is a brownfield site, on previously contaminated land, meaning that development of the site could have a positive impact on soil quality and improve the character of the area. The site is close to the M4 which, without appropriate mitigation could lead to significant noise and air quality issues and negative effect on sustainability. The site is also at risk from flooding, from a number of sources, which without appropriate mitigation would lead to a negative impact on sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

No specific proposals have been submitted for the site.

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE002	Site Address:	Whiteheart Meadow, Theale
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Development Potential:	224 dwellings (5.6ha at 40dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Flood risk (FZ2, FZ1) - Surface and Groundwater flood risk - Overhead cables - Proximity to M4 (potential for air quality and noise pollution)
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Site Assessment

Parish Council consultation response:	<p>General agreement that THE001, 002 and 005 should be considered as one site. There is potential for flooding on the site and both THE002 and 005 take water from Sulham Brook. Noise from the M4 is a concern as are the over head power lines. Access is also of concern.</p> <p style="color: blue; text-decoration: underline;">No comments made on this site at preferred options</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N/A	Site has not been assessed
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Area	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	The EA strongly recommend that this site is not allocated for development. 90% of the site is within FZ2.
	Groundwater flood risk	Y	Ground water emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the M4
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	Highways comments have not been received for this site. No comments made on this site
	Public Transport network	Y	There are a number of public transport options in Theale. There is a railway station and several bus services linking the village to Reading and Newbury.
Landscape	Footways/Pavements	Y	There are pavements throughout the village
	Located in AONB	P	The eastern part of the site is in the AONB.
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Medium/low landscape sensitivity
Green Infrastructure	Other		
	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local playing fields
	Rights of Way affected	A	Right of way runs along western boundary of the

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
			site
	Play areas nearby nearby	Y	Site is close to play facilities for children
Ecology / Environmental / Geological	Protected species	U	Site is within a BAP habitat and wetland. An extended phase 1 habitat survey would be required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within a BOA
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	Y	Site is adjacent to the M4
Heritage	Archaeology	Y	Some archaeological finds on the site. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Overhead cables and pylons on the site
	Water supply	N	Thames Water have concern regarding water supply capability
	Wastewater	N	Thames Water have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	N	There is an ordinary watercourse within the site, a major aquifer and a high risk of groundwater contamination.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	The site is underlain by gravel deposits. There is a history of extraction in the area. Consideration of policy 1 & 2 of the RMLP would be required.
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: THE001, THE005		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

-Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE002	Site Address:	Whiteheart Meadow, Theale	Development Potential:	224 dwellings (5.6ha at 40dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is located close to the local facilities in Theale		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to local playing fields, but is not as close as site THE009		
	Will it protect and enhance green infrastructure across the district?	?	A right of way runs along the western boundary of the site.	Right of way would need to be protected.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities		Theale's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options in Theale – railway station and several bus services		The site is close to local services and facilities which encourages walking and cycling. There is therefore a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	0	The site is designated as a Biodiversity Opportunity Area (BOA)	BOAs provide opportunities for improvements to biodiversity.	The designation of the site as a BOA means that there will be a positive impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire?				upon environmental sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	? / -	The top corner of the site falls within the AONB. The site has also been assessed as having low to medium landscape sensitivity	Consideration of the AONB required.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is adjacent to and well related to the existing settlement.		It is unlikely that the site would have an impact on any aspect of sustainability subject to further archaeological investigation
	Will it conserve and enhance the significance of the District's heritage assets?	0	Some archaeological finds on the site	Further investigation required	
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no cultural assets in Theale		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is adjacent to the M4	Mitigation including design techniques would be required.	The proximity of the site to the M4 will result in air and noise pollution which would have a negative impact on sustainability. Appropriate mitigation may be able to reduce the impact.
	Will the site be at risk from, or impact on, noise levels?	-	The site is adjacent to the M4	Mitigation including design techniques would be required.	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The is within Flood Zone 2 and at risk from ground and surface water flooding	An FRA would be required with appropriate flood mitigation including SUDs to be provided.	Flooding can have a negative impact on all elements of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				Sites in Flood Zone 2 will only be considered for development if there are no suitable alternatives.	An FRA will identify the areas most at risk and propose appropriate mitigation and SUDs to reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant sustainability issues on the site. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all giving the site a positive score in terms of sustainability. The site is close to the M4 which, without appropriate mitigation could lead to significant noise and air quality issues and a negative effect on sustainability. The site is also at risk from flooding, from a number of sources, which without appropriate mitigation would lead to a negative impact on sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE002	Site Address:	Whitehart Meadow, Theale	Development Potential:	224 dwellings (5.6ha at 40dph)
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Recommendation:

The site is not recommended for allocation

Justification:

The site is adjacent to the M4 meaning noise and air quality issues on the site. A pylon is located in the centre of the site.

The Environment Agency strongly recommends that this site is not allocated as 90% of the site is in flood zone 2. [A sequential test would be required to allocate the site. Other suitable sites with a lower risk of flooding are available in Theale and across the district, so the Council would be unable to carry out the sequential test.](#)

Discussion:

Site Description:

The site is located to the east of Theale. It is close to the centre of Theale where there are a range of local services and facilities. There is also good access to the countryside.

Overhead cables and an electricity pylon are present on the site.

Landscape:

The northern corner of the site is within the AONB. The site is in an area of medium / low landscape sensitivity. [If the site was recommended for allocation a Landscape Assessment would be required to determine the appropriate developable area of the site.](#)

Flood Risk:

The site is within flood zone 2 and at risk from groundwater and surface water flooding. An FRA would be required with appropriate mitigation, including SUDs provided.

Highways /Transport:

No comments ~~have been received~~ [made](#) on this site.

There are a number of public transport options within Theale, with regular bus services and a railway station.

Ecology:

The site is within a BAP habitat and wetland and within a BOA. ~~An extended phase 1 habitat survey would be required.~~ [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

Archaeology:

Part of the site has been subject to previous work with some positive results. Further work would be required.

Education:

~~Theale primary school is at capacity.~~ [A site is actively being sought for a new primary school site in Theale, a number of locations are being discussed. The new school will be built to accommodate the existing pupil numbers and future pupil growth in the area and is necessary to address current capacity issues.](#) There is capacity at Theale Green secondary school.

Environmental Health:

The site is adjacent to the M4 which could lead to noise and air quality issues. Appropriate mitigation, including design techniques, would be required.

Minerals and Waste:

The site is underlain by gravel deposits. There is a history of extraction in the area. Consideration of policy 1 and 2 of the RMLP would be required.

Site Selection – Site Commentary

No known waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

The EA strongly recommend that this site is not allocated for development. There is an ordinary watercourse within the site, a major aquifer and a high risk of groundwater contamination. [If the site was to be allocated a sequential test would need to be carried out.](#)

The site has previously been investigated for potential contamination.

Any development proposed at this site should incorporate at least an 8 metre buffer from the top of Sulham Brook river bank and conserve and enhance biodiversity.

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required.

Parish Council:

The Parish Council view that this site, alongside THE001 and THE005, are seen as one site. They have concerns with regard to flooding, noise impact from the M4, overhead power lines and access.

[No comments made at preferred options stage.](#)

Preferred Options consultation key issues:

- [Flood risk](#)
- [Suitability for housing development questioned](#)
- [Presence of power lines](#)
- [Loss of settlement gap](#)
- [Loss of village character](#)

[Detailed comments received from the site promoter objecting to the rejection of the site as a preferred option on the ground of flood risk.](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant sustainability issues on the site. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all giving the site a positive score in terms of sustainability. The site is close to the M4 which, without appropriate mitigation could lead to significant noise and air quality issues and a negative effect on sustainability. The site is also at risk from flooding, from a number of sources, which without appropriate mitigation would lead to a negative impact on sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

~~No specific proposals have been submitted for this site.~~

[At preferred options the site promoter submitted information stating that the western half of the site could be developed for approx. 125 dwellings, leaving a suitable buffer strip, of public open space, adjacent to the pylons/overhead cables and M4.](#)

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE003	Site Address:	North Lakeside, The Green, Theale
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Development Potential:	42 15 dwellings (1.4ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Surface water flood risk (site is adjacent to a lake) - TPOs
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Site Assessment

Parish Council consultation response:	The main concern of this site is the access via St Ives Close.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N-P	The Landscape Character Assessment (2015) states that only part of the site would be suitable for development.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary.

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent/ Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	
	Surface water flood risk	Y	Adjacent to lake
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	U	Previous gravel pit. Remediation strategy developed for the adjacent site.
	Other		
Highways / Transport	Access issues	N	Access can be obtained through St Ives Close. The Close would need to be upgraded to an adoptable standard, but this would seem to be possible. An alternative access could be obtained from the consented development of Lakeside South to the south of the site.
	Highway network suitability	Y	Development would generate approximately 336 daily vehicle movements, including about 34 during the 08:00 to 09:00 AM peak. This additional traffic will have a marginal impact on the highway network, although consideration would need to be given to traffic accessing The Green and how this relates to school traffic. Reduced site area would reduce the traffic impact from the comments given at preferred options.
	Public Transport network	Y	There are a number of public transport options in Theale. There is a railway station and several bus services linking the village to Reading and Newbury.
	Footways/Pavements	Y	There are pavements throughout the village
Landscape	Located in AONB	N	The site is considered to be in the setting of the

Site Selection – Site Assessment

			AONB.
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Low landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to playing fields
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to play facilities for children
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	Y	TPOs on trees along the lake edge
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	U	Site is adjacent to a former gravel pit which is now a lake
Heritage impact	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	No comment made Thames Water have concern regarding water supply capability
	Wastewater	N	Thames Water have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	Y	The site is within SPZ3. In addition, there is an ordinary watercourse within the site, a major aquifer and a high risk of groundwater contamination.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	The site is underlain by gravel deposits. There is a history of extraction in the area. Consideration of policy 1 & 2 of the RMLP would be required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THE011		There would be potential to develop THE003 alongside the consented development at THE011
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE003	Site Address:	North Lakeside, The Green, Theale	Development Potential:	42 dwellings (1.4ha at 30dph) 15 dwellings
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is located close to the local facilities in Theale		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to local playing fields, but is not as close as site THE009		
	Will it protect and enhance green infrastructure across the district?	0	Close to local amenity space and children's play area. Development of the would be unlikely to have an impact on GI	Development in line with the recommendations of the landscape assessment could improve GI.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities		Theale's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options in Theale – railway station and several bus services		The site is close to local services and facilities which encourages walking and cycling. There is therefore a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	0	There are TPOs on the site.	Appropriate buffers would be required.	It is unlikely that the site would have an impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire?				any aspect of sustainability subject to the protection of the trees with TPOs
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0-	The site has low landscape sensitivity. The land adjacent to the site has planning permission for residential development. The site is within the setting of the AONB. The Landscape Character Assessment (2015) indicates only part of the site would be suitable for development.	<p><u>Appropriate mitigation would be required as set out in the Landscape Assessment including:</u></p> <ul style="list-style-type: none"> • <u>Limiting the developable area</u> • <u>Retain a landscape buffer of at least 10m to the lake</u> • <u>Provide new tree planting to the western and eastern boundaries</u> • <u>Create accessible open space on the remainder of the site</u> • <u>Retain tree and shrubs</u> • <u>Access from anglers car park</u> • <u>Density to reflect semi-rural edge of Theale</u> 	Development could have the potential to impact negatively on environmental sustainability due to the location of the site in relation to the AONB. Adequate mitigation measures, and retention of the trees protected by TPOs would minimise this impact.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing settlement.		It is unlikely that the site would have an impact on any aspect of sustainability
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no cultural assets in Theale		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment		
7. To protect and improve	Will the site be at risk from,	0	The site is unlikely to have an impact		It is unlikely that the site

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
air, water and soil quality, and minimise noise levels throughout West Berkshire	or impact on, air quality?		on air quality		would have an impact on any aspect of sustainability
	Will the site be at risk from, or impact on, noise levels?	0	The site is unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	A small area of the site <u>is</u> adjacent to the lake <u>and</u> is at risk from surface water flooding.	An FRA and appropriate mitigation, including SUDs would be required. 10m buffer required to the lakeside as a result of the landscape assessment work carried out.	Flooding can have a negative impact on all elements of sustainability. Mitigation measures, including SUDs will be required to reduce this risk and make sure that development on this site does not have an impact on flooding elsewhere.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant sustainability impacts resulting from this site. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all having a positive impact on sustainability. [The site is within the setting of the AONB, therefore, there is potential for a negative impact on environmental sustainability and the AONB. Mitigation measures, as set out in the Landscape Assessment, will mitigate this impact.](#) There is a small risk of surface water flooding on the site, which could have a negative impact on sustainability without appropriate mitigation measures. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE003	Site Address:	North Lakeside, The Green, Theale	Development Potential:	42 15 dwellings (1.4ha at 30dph)
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Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing settlement, close to local services and facilities within Theale. [The developable area of the site has been reduced in size after a Landscape Assessment was carried out of the site.](#)

Discussion:

Site Description:

The site is located to the south west of Theale, close to the A4 and the centre of Theale. The site has good access to a number of services and facilities within the village and access to the open countryside.

Landscape:

The site is in an area of low landscape sensitivity. [Following the preferred options a Landscape Assessment was carried out for the site. This states that only part of the site would be suitable for development, subject to a number of mitigation measures as set out in the Landscape Character Assessment \(2015\).](#)

Flood Risk:

A small area of the south of the site is within a surface water flood risk area. The site is also at risk from groundwater flooding. An FRA and appropriate mitigation would be required, including SUDs.

Highways /Transport:

The traffic impact on the highway network is considered to be marginal. Consideration would need to be given to traffic accessing The Green in relation to school traffic.

Access can be obtained through St Ives Close, which would need to be brought up to adoptable standards. Additional or alternative access could be obtained from the consented development of Lakeside South (THE011).

Theale is well served by public transport with a regular bus service and a railway station.

Ecology:

No known ecological issues.

Archaeology:

No known archaeological issues

Education:

Theale primary school is at capacity. [A new site is being actively sort for a new primary school to accommodate the existing pupil numbers and future pupil growth in the area.](#) There is capacity at Theale Green secondary school.

Environmental Health:

The site is close to the A4, which could have an impact on air quality and noise. Appropriate mitigation measures would reduce this issue.

The site has previously been extracted, with a degree of infilling, which may raise issues of contamination and remediation requirements.

Minerals and Waste:

The site is underlain by gravel deposits with a previous history of extraction. Consideration of policy 1 & 2 of the RMLP would be required.

Site Selection – Site Commentary

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

The site is within FZ1 and SPZ3. There is an ordinary watercourse within the site, a major aquifer and a high risk of groundwater contamination.

[Although the EA have not raised any objections to development within SPZs, care would need to be taken to ensure no opportunities for contamination of groundwater occurred.](#)

Thames Water:

~~No comment on water supply.~~ Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required.

Parish Council:

The Parish Council are concerned about access to the site via St Ives Close.

[Preferred Options consultation key issues:](#)

- [Ecology](#)
- [Medical Services](#)
- [Schools](#)
- [Planning Permission](#)
- [Leisure Facilities](#)
- [Public Transport](#)
- [Emergency Services](#)
- [Access](#)
- [Existing Land Use](#)
- [Coalescence of settlements](#)
- [Flooding](#)
- [Principle of Development](#)
- [Road Safety](#)
- [Infrastructure](#)
- [Utilities](#)
- [Quality of Life](#)
- [Crime](#)
- [Settlement boundary](#)
- [Highways and transport](#)
- [Parking](#)
- [Density](#)
- [Landscape/setting](#)
- [Pollution](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant sustainability impacts resulting from this site. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all having a positive impact on sustainability. [The Landscape Assessments on the site has indicated that only part of the site would be suitable for development, with significant buffers required to mitigate the impact on the AONB.](#) There is a small risk of surface water flooding on the site, which could have a negative impact on sustainability without appropriate mitigation measures.

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is proposed for 49 dwellings in a mix of types and sizes. Access is anticipated to come from The Green, to the west of the site and St Ives Close.

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE004	Site Address:	Land to the south of the High Street, Theale
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Development Potential:	29 dwellings (0.48ha at 60dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Within the settlement boundary
- The EA strongly recommend this site is not allocated for development. This is because 50% of the site is in FZ2

Site Assessment

Parish Council consultation response:	The location of Theale Community Hall needs to be considered in any development on this site. Detrimental impact on the rear view of existing housing, access and flooding were highlighted as issues.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Area	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		Y	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE005	Site Address:	Land at Junction 12, Theale
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Development Potential:	154 dwellings (3.86ha at 40dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Flood risk (FZ2, FZ1, ground and surface water) - Proximity to the M4/A4 junction - Presence of overhead cables - AWE outer consultation zone
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Site Assessment

Parish Council consultation response:	General agreement that THE001, 002 and 005 should be considered as one site. There is potential for flooding on the site and both THE002 and 005 take water from Sulham Brook. Noise from the M4 is a concern as are the over head power lines. Access is also of concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	The EA strongly recommend that this site is not allocated for development. 90% of the site is within FZ2. A sequential test would be required if the site were to be allocated.
	Groundwater flood risk	Y	Part of site is within a groundwater emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the M4 and A4
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Adequate access can be obtained from High Street.
	Highway network suitability	Y	Assessed for approx 40 dwellings. Development likely to generate approximately 240 daily vehicle movements including about 24 during the 08:00 to 09:00 AM peak. This will have a limited impact on the highway network. Some development fronting the High Street would improve the High Street as a pedestrian and cyclist route from Theale to Calcot.
	Public Transport network	Y	There are a number of public transport options in Theale. There is a railway station and several bus services linking the village to Reading and Newbury.
	Footways/Pavements	Y	There are pavements throughout the village
Landscape	Located in AONB	N	
	Located within an area of High	N	Low landscape sensitivity

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Landscape Sensitivity (<i>from Core Strategy LSS</i>)		
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	Y	Close to local play facilities for children
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	Y	Site is close to the M4/ A4 junction
Heritage	Archaeology	Y	Archaeological features on the site and in immediate area suggest high potential here. Further investigation required.
	Conservation area	A	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Over head cables cross the site
	Water supply	N	TW have concern regarding water supply capability
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	N	There is an ordinary watercourse within the site, a major aquifer and a high risk of groundwater contamination.
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	The site is underlain by gravel deposits. There is a history of extraction in the area. Consideration of policy 1 & 2 of the RMLP would be required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THE002, THE001		
Other (anything else to be considered)	Consideration of developing a small part of the site adjacent to Theale itself for 40 - 50 dwellings.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE005	Site Address:	Land at Junction 12, Theale	Development Potential:	154 dwellings (3.86ha at 40dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is located close to the local facilities in Theale		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to local playing fields, but is not as close as site THE009		
	Will it protect and enhance green infrastructure across the district?	0	Close to local amenity space and children's play area. Development of the site would be unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities		Theale's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options in Theale – railway station and several bus services		The site is close to local services and facilities which encourages walking and cycling. There is therefore a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	0			Development could have a negative impact on environmental sustainability

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire?				
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The undeveloped site prevents the coalescence of Theale and Calcot	Development of a small part of the site could help to reduce the impact. A Landscape Assessment would be required to determine the area of the site suitable for development if the site were to be allocated.	by reducing the gap between Theale and Calcot. Development of a small area of the site would help to mitigate this impact.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development of the site would expand Theale towards the M4/A4 junction.	Development of a small part of the site close to Theale itself would reduce the impact	Development of the whole site could have a negative impact on sustainability. Development of a small part of the site adjacent to the settlement boundary would help neutralise this impact.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Archaeological features on site and in immediate area. Further investigation required.		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no cultural assets in Theale		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is bounded by the A4 and M4	Air quality mitigation would be required, including design techniques. Development of a small area adjacent to Theale would reduce the impact	Development near to a motorway junction could have a negative impact on environmental and sustainability. Mitigation measures would reduce this impact, as would development of a small area of the site adjacent to Theale.
	Will the site be at risk from, or impact on, noise levels?	-	The site is bounded by the A4 and M4	Noise mitigation would be required, including design techniques. Development of a small area adjacent to Theale would reduce the impact.	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land	-	The site is greenfield		The site could have a negative impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and buildings?				environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The whole of the site is within Flood Zone 2. <u>90% of the site is within FZ2 and 10% of the site is in FZ1.</u> The site is also at risk from ground and surface water flooding. There was evidence of standing water on the site in Winter/Spring 2014.	An FRA would be required with appropriate mitigation measures, including SUDs to be provided. Sites in Flood Zone 2 will only be considered for development if there are no suitable alternatives. <u>A sequential test would need to be carried out if the site were to be allocated.</u>	Flooding can have a negative impact on all elements of sustainability. Mitigation measures including SUDs, reduce this impact.
11. <u>To ensure a strong, diverse and sustainable economic base</u>	<u>Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?</u>	<u>0</u>	<u>Not considered relevant</u>		<u>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</u>
	<u>Will it promote and support key business sectors and utilise employment land effectively and efficiently?</u>	<u>0</u>	<u>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</u> <u>The development of the site for housing will have an overall neutral effect on economic sustainability.</u>		
	<u>Will it promote and support the vitality and viability of the District's commercial centres?</u>	<u>0</u>	<u>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral</u>		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			effect on economic sustainability.		

Summary

There are no significant sustainability issues highlighted. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport. All having a positive impact on sustainability. There are a number of potential negative impacts on sustainability, unless mitigation measures are introduced. The site is close to the M4/A4 motorway junction, which would lead to noise and air quality issues. Development of the site would also reduce the gap between Calcot and Theale which would have an impact on environmental sustainability. Development of a small area of the site adjacent to Theale itself would help to mitigate these impacts, along with other mitigation measures that could be considered. Flood risk is an issue on the site and could have a negative impact on sustainability without appropriate mitigation measures. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
Site ID:	THE005	Site Address:	Land at Junction 12 (M4), Theale	Development Potential:	154 dwellings (3.86ha at 40dph)

Recommendation:

[At preferred options a small part of the site was recommended as an option for allocation. The site is no longer recommended for allocation.](#) ~~The site is recommended for allocation for a small area adjacent to Theale for 40 – 50 dwellings.~~

Justification:

The site is well related to Theale and close to local services and facilities. Development of a small part of the site reduces the impact on some of the negative factors impacting on the site and would help to improve the pedestrian / cycle route along High Street between Theale and Calcot.

[The Environment Agency have raised an objection to development of this site. The majority of the site is within flood zone 2, therefore, in order to allocate the site the Council would be required to carry out a sequential test. Other sites, with a lower risk of flooding, are available in Theale and elsewhere in the District, therefore, the sequential test cannot be carried out.](#)

[The consideration of a smaller site would not make a significant difference to the SA/SEA for the site, and does not overcome the flood risk objection from the Environment Agency.](#)

Discussion:

Site Description:

The site is located to the south east of Theale adjacent to the M4/A4 junction. The site is close to the centre of Theale where there is a good range of local services and facilities, and good access to the open countryside.

Over head cables pass through the site and a pylon is present on the eastern part of the site.

Landscape:

The site is in an area of low landscape sensitivity.

Flood Risk:

90% of the site is within FZ2 and 10% of the site is in FZ1. The site is also at risk from surface and groundwater flooding. Part of the site was flooded in Jan/Feb 2014. An FRA and appropriate mitigation would be required, including SUDs.

[The Environment Agency has requested that any site to be allocated within a flood zone is accompanied by a sequential test. Other sites are available in Theale and across the District, therefore, the test cannot be carried out.](#)

Highways /Transport:

Development of 40 – 50 dwellings is expected to have a limited impact on the highway network.

[Adequate](#) Access can be obtained onto High Street. Development fronting High Street would improve High Street as a pedestrian and cyclist route from Theale to Calcot.

There are a number of public transport options in Theale including regular bus services and a railway station.

Ecology:

No known ecology issues.

Archaeology:

Archaeological features recorded on site and in the immediate area suggest high potential. Further assessment and evaluation would be required.

Education:

Theale primary school is at capacity. [A new site is being actively sort for a new primary school to](#)

Site Selection – Site Commentary

[accommodate the existing pupils numbers and future pupil growth in the area.](#) There is capacity at Theale Green secondary school.

Environmental Health:

The site is adjacent to the M4 and A4, therefore, noise and air pollution could be an issue. Mitigation measures would need to be provided.

No known contamination issues.

Minerals and Waste:

The site is underlain by gravel deposits. There is a history of extraction in the area. Policies 1 & 2 of the RMLP would need to be considered.

Land use planning consultation zone:

The site is in the outer AWE consultation zone. Consultation with ONR would not be required for the site.

Environment Agency:

The EA strongly recommend that this site is not allocated for development [due to flood risk on the site.](#) There is an ordinary watercourse within the site, a major aquifer and a high risk of groundwater contamination. Land adjacent to the site has previously been investigated for potential contamination.

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

No wastewater infrastructure issues envisaged.

Parish Council:

The Parish council is of the view that this site, alongside THE001 and THE002 should be considered as one. They have concern with regard to flooding, noise impact from the M4, overhead power lines and access.

[Preferred Options consultation key issues:](#)

- [Consultation Process](#)
- [Medical Services](#)
- [Schools](#)
- [Infrastructure](#)
- [Utilities](#)
- [Public Transport](#)
- [Location and Design](#)
- [Existing Land Use](#)
- [Ecology](#)
- [Flooding](#)
- [Principle of Development](#)
- [Road Safety](#)
- [Housing Numbers](#)
- [Retail](#)
- [Emergency Services](#)
- [Settlement boundary](#)
- [Highways and transport](#)
- [Landscape/Environment](#)
- [Pollution](#)
- [Alternative locations](#)
- [Leisure/Recreation](#)

[Comments received from the site promoter objecting to the reduction of developable land suggested by the Council as a preferred option on the grounds of flood risk.](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability issues highlighted. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport. All having a positive impact on sustainability. There are a number of potential negative impacts on sustainability, unless mitigation measures are introduced. The site is close to the M4/A4 motorway junction, which would lead to noise and air quality issues. Development of the site would also reduce the gap between Calcot and Theale which would have an impact on environmental sustainability. Development of a small area of the site adjacent to Theale itself would help to mitigate these impacts, along with other mitigation measures that could be considered. Flood risk is an issue on the site and could have a negative impact on sustainability without appropriate mitigation measures. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the](#)

Site Selection – Site Commentary

[site, it is not seen to promote key business sectors and business development in the longer term.](#)

[The outcomes of the SA/SEA would not be significantly different if a smaller site was considered.](#)

Proposed development (from SHLAA submission):

The site is being promoted for 196 dwellings as part of a mixed use scheme including a hotel and some employment floor space. Noise from the M4 is proposed to be mitigated through design, orientation and layout of buildings and materials. Potential impact on flood risk is proposed to be mitigated using various measures.

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE006	Site Address:	Trafalgar Court, Play Platt, Theale, RG7 5HW
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Development Potential:	30 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	10/03075. Approved
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not currently developable	N
Land Use	Protected Employment Lane	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		Y

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Burghfield
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Site ID:	THE007	Site Address:	Land at Theale Boating Lake, Station Road, Theale
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Development Potential:	435 dwellings (14.2ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Not Currently Developable in the SHLAA
- Relationship to settlement (distance from settlement boundary)
- Flood risk (Part of the site is in FZ3, FZ2 and in area of surface water flood risk). Areas surrounding the site flooded significantly during Jan/Feb 2014).

Site Assessment

Parish Council consultation response:	General agreement with the SHLAA assessment of the site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	P	Part of the site is in FZ3
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
Landscape	Grade 1 / II* Park and Gardens	N
	Adverse impact on the character of AONB (from LSA)	N
SHLAA Assessment	Y	Poorly related to Theale.
Land Use	N	
AWE consultation zone	N	
Relative scale in relation to settlement role and function	U	
Within settlement boundary	N	Site is not adjacent to the settlement boundary

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE009	Site Address:	Field between A340 and The Green
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Development Potential:	125-70 dwellings (4.17ha at 30dph)-(2.3ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Flood risk (ground and surface water). Evidence of water logging Jan/Feb 2014 - Presence of oil pipeline - SPZ2 and 3
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Site Assessment

Parish Council consultation response:	<p>Suggested that this site would make an ideal site for a new build primary school with associated playing fields and car park. Car parking area could also be used for staff and pupils at the sixth form college adjacent to Deadmans Lane and Theale Green School and this would ease the parking in the village, especially The Green and Meadow Way. There are flooding issues on a section of the site (waterlogged Jan/Feb 2014).</p> <p>Concern that this site should not be developed in addition to THE011 as this would be too much development in this area.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	NP	The Landscape Character Assessment (2015) states that only the eastern part of the site would be suitable for development.
SHLAA Assessment	Not currently developable	N	
Land use	Protected employment areas	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone. Evidence of water logging Jan/Feb 2014
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the A340.
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access would be preferred from The Green. Consideration would need to be given to how any access would relate to the existing access that will serve Lakeside south. It may be that a roundabout junction would be required to serve both this site and Lakeside south.
	Highway network suitability	N	Development is expected to generate approximately 750 daily vehicle movements, including about 75 during the 08:00 to 09:00 AM peak. This is likely to have a significant impact on the highway network. A Transport Assessment would be required to assess the impact taking into account the consented Lakeside south residential

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
		development to the south. Reduced site area would reduce the traffic impact from the comments given at preferred options.	
	Public Transport network	Y	There are a number of public transport options in Theale. There is a railway station and several bus services linking the village to Reading and Newbury.
	Footways/Pavements	Y	There are pavements throughout the village
Landscape	Located in AONB	A	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is adjacent to playing fields and close to recreation ground
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to play facilities for children at the recreation ground
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the settlement
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Oil pipeline runs though the site
	Water supply	N	Thames Water have concern regarding water supply capability
	Wastewater	N	Thames Water have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	Y	90% of site is within SPZ2, 10% of the site is within SPZ3. There is a major aquifer and a high risk of groundwater contamination.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	The site is underlain by gravel deposits. There is a history of extraction in the area. Consideration of policy 1 & 2 of the RMLP would be required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THE003, THE011		The Landscape Character Assessment (2015) considers the cumulative impact of development at THE003 and THE011.
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE009	Site Address:	Field between A340 and The Green	Development Potential:	425 70 dwellings (4.17ha at 30dph) (2.3ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is located close to the local facilities in Theale		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site adjacent to playing fields		
	Will it protect and enhance green infrastructure across the district?	0	Close to local amenity space and children's play area. Development of the site would be unlikely to have an impact on GI	Development in line with the recommendations of the landscape assessment could improve GI.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities		Theale's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options in Theale – railway station and several bus services		The site is close to local services and facilities which encourages walking and cycling. There is therefore a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	0	Development unlikely to have an impact on biodiversity.		The site is not within the AONB, and therefore

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire? Will it conserve and enhance the local distinctiveness of the character of the landscape?	2-	The site has medium landscape sensitivity, and is adjacent to the AONB. The site is within the setting of the AONB. The Landscape Character Assessment (2015) indicates only part of the site would be suitable for development.	<p>Appropriate landscaping to reduce the impact on the AONB would be required. Appropriate mitigation would be required as set out in the Landscape Assessment, including:</p> <ul style="list-style-type: none"> • Reduced developable area, to retain an open landscape buffer to Englefield Park • Creation of open space and GI in the western part of the site • Woodland copses and open grassland to be provided in the open space • Retain and enhance tree planting along the road network • Preferred access from South Lakeside access point. 	development should not have any impact on environmental sustainability as a result of the character of the landscape. To ensure this landscaping mitigation would be required Development could have the potential to impact negatively on environmental sustainability due to the location of the site in relation to the AONB. Adequate mitigation measures would minimise this impact.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is located on the edge of Theale adjacent to a small amount of residential development		Development is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no cultural assets in Theale		
	Will it provide for increased	0	The site is unlikely to have an impact		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	access to and enjoyment of the historic environment?		on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	?	The site lies at the A4/A340 roundabout. The A4 runs along the south eastern boundary of the site.	Noise and air quality mitigation may be required	Development could have a negative impact on sustainability due to the potential for poor air quality and noise. Appropriate mitigation would reduce this impact.
	Will the site be at risk from, or impact on, noise levels?	?	The site lies at the A4/A340 roundabout. The A4 runs along the south eastern boundary of the site.	Noise and air quality mitigation may be required.	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Groundwater flood risk. Evidence of water logging January/February 2014.	An FRA and appropriate mitigation, including SUDs would be required.	Flooding can have a negative impact on all elements of sustainability. Mitigation measures including SUDs, reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for		economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant issues highlighted. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport, all of which have a positive impact on sustainability. The site is adjacent to the AONB, meaning there could be a negative impact on the character of the landscape and environmental sustainability. Mitigation measures should reduce this impact. The site is also at risk from flooding, with some evidence of flooding having taken place. Flooding can impact negatively on sustainability, but mitigation measures work to reduce this impact. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE009	Site Address:	Field between A340 and The Green	Development Potential:	125 70 dwellings (4.17ha at 30dph)
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Recommendation:

The site is recommended for allocation

Justification:

The site is close to local services and facilities in Theale. There are no significant issues on the site that could not be overcome.

[The Landscape Character Assessment \(2015\) states that only the eastern part of the site is suitable for development to ensure no negative impacts on the character or setting of the AONB. As a result the development potential on the site has been reduced.](#)

Discussion:

Site Description:

The site is located to the west of Theale. Adjacent to the A340/A4 roundabout. The site is close to local services and facilities within Theale village and has good access to the countryside.

Landscape:

The site is within an area of medium landscape sensitivity adjacent to the AONB. [Following the preferred options a Landscape Character Assessment \(2015\) was carried out for the site. This states that only the eastern part of the site would be suitable for development, subject to a number of mitigation measures as set out in the Landscape Assessment.](#)

Flood Risk:

The site is within FZ1 and at risk from groundwater and surface water flooding. Standing water was reported on the site Jan/Feb 2014. An FRA and appropriate mitigation, including SUDs, would be required

Highways /Transport:

The traffic generated by the development would be likely to have a significant impact on the highway network. A Transport Assessment would be needed to assess the impact taking into account the consented Lakeside south development to the south of the site.

Access would be preferred from The Green, but consideration of access in relation to Lakeside south would be required.

Ecology:

No known ecological issues

Archaeology:

Low archaeological potential on the site.

Education:

Theale primary school is at capacity. [A new site is being actively sort for a new primary school to accommodate the existing pupil numbers and future pupil growth in the area.](#) There is capacity at Theale Green secondary school.

Environmental Health:

The proximity of the site to the A340/A4 junction could lead to noise and air quality issues. Mitigation measures would need to be considered [at planning application stage.](#)

No known issues of contamination

Minerals and Waste:

The site is underlain by gravel deposits. There is a history of mineral extraction in the area. Consideration of policy 1 & 2 of the RMLP would be required.

Site Selection – Site Commentary

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

90% of the site is within SPZ2 and 10% of the site is within SPZ3. There is a major aquifer and a high risk of groundwater contamination. An adjacent site has previously been investigated for potential contamination. [The Environment Agency does not have an in principle objections to development in SPZs.](#)

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

The Parish Council is concerned that this site should not be developed in addition to THE011 as it would result in too much development in this area.

Preferred Options consultation key issues:

- [Wastewater infrastructure](#)
- [Ecology](#)
- [Healthcare](#)
- [Schools](#)
- [Alternative Sites](#)
- [Identification of Sites](#)
- [AWE Consultation Zone](#)
- [Housing Mix](#)
- [Leisure Facilities](#)
- [Open Space](#)
- [SA/SEA](#)
- [Existing Land Use](#)
- [Number of houses](#)
- [Gaps between settlements](#)
- [Flooding](#)
- [Principle of Development](#)
- [Housing Need](#)
- [Road Safety](#)
- [Infrastructure](#)
- [Utilities](#)
- [Quality of Life](#)
- [Crime](#)
- [Settlement boundary](#)
- [Highways and transport](#)
- [Parking](#)
- [Density](#)
- [Affordable Housing](#)
- [Public Transport](#)
- [Emergency Services](#)
- [Landscape/setting](#)
- [Pollution](#)

[Comments received from the site promoter offering strong support for the inclusion of the site.](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant issues highlighted. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport, all of which have a positive impact on sustainability. [The Landscape Assessments on the site has indicated that only part of the site would be suitable for development, with significant buffers required to mitigate the impact on the AONB.](#) The site is adjacent to the AONB, meaning there could be a negative impact on the character of the landscape and environmental sustainability. Mitigation measures should reduce this impact. The site is also at risk from flooding, with some evidence of flooding having taken place. Flooding can impact negatively on sustainability, but mitigation measures work to reduce this impact.

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

No specific proposals for this site have been submitted.

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE011	Site Address:	Lakeside, Theale
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Development Potential:	350 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Planning permission

Site Assessment

Parish Council consultation response:	The former rail yard site will need to be decontaminated and when developed this site would increase Theale's housing by 30%.
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A) Automatic exclusion			
Criteria		Yes/No	Comments
Less than 5 dwellings		N	
Planning Permission		Y	04/01219. Allowed on appeal. Implemented, but construction of dwellings has not started.
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

*Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE012	Site Address:	22 – 24 High Street, Theale
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Development Potential:	14 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	12/00985. Approved
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'Yes' response will rule the site out

* Any 'yes' response will rule the site out

Appendix 9C

East Kennet Valley

Burghfield Common Site Assessments

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR002	Site Address:	Land to the rear of The Hollies Nursing home, Reading Road, RG7 3BH
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Development Potential:	75 dwellings (2.5ha at 30dph) 60 dwellings (when developed with BUR002A and BUR004)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

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

Site Assessment

Parish Council consultation response:	Access to the site could be an issue. Waste water and flooding are potential issues. The site is reasonably well screened. The Parish Council would rather see smaller sites (BUR004 and 002A) developed than the whole site. At preferred options stage the Parish Council stated that assuming both Man's Hill and Firlands were refused they would prefer to see development directed to this site as development would be less visually obtrusive and on a smaller scale. Development of this site would not result in the loss of active agricultural land and would not reduce the space between Burghfield Common and Burghfield Village.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	U	Parish Council indicate that the site may suffer from standing water at times
	Surface water flood risk	U	
	Critical Drainage Area	N	
Other			
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Appropriate sight lines can be obtained onto Reading Road.
	Highway network suitability	N	Development likely to generate approximately 510 daily vehicle movements, including around 51 during the 08:00 to 09:00 AM peak. The impact of additional traffic is considered to be limited, but would need to be tested through a Transport Assessment.
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station.
	Footways/Pavements	Y	Pavements are present through the village.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field /	U	Site is quite close to a number of areas of

Site Selection – Site Assessment

	Amenity Space nearby		amenity space.
	Rights of Way affected	A	ROW runs along the eastern boundary of the site.
	Play areas nearby	U	Site is quite close to a play area for children
Ecology / Environmental / Geological	Protected species	Y	Part woodland BAP habitat & badger sett on site
	Ancient woodland	A	Site is wooded, although woodland on the site itself is not ancient woodland. Part of the site is adjacent to ancient woodland.
	Tree Preservation Orders	A-Y	The woodland area at the north of the site is covered by a TPOs and are a number of individual trees on the site. The site promoter does not propose development of the woodland. site is wooded, although none of the trees on the site actually have TPOs on them.
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (Eg. BOA)	N	
Relationship to surrounding area	Relationship to Settlement	Y	
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water Supply	Y-N	TW have concern regarding water supply capacity.
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source protection zone (SPZ)	Y	Half SPZ2, Half SPZ3
AWE consultation Zone	Middle	Y	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Part of the site is underlain with gravel deposits. Consideration of policies 1 & 2 of the RMLP required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> BUR002A, BUR004, BUR005, BUR015		
Other (anything else to be considered)	Site is owned by is in multiple land ownership.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR002	Site Address:	Land to the rear of The Hollies Nursing home, Reading Road, RG7 3BH	Development Potential:	75 dwellings (2.5ha at 30dph) 60 dwellings (when developed with BUR002A and BUR004)
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Key: Effects of option on SA objectives

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

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

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding although anecdotal evidence indicates that there may be some waterlogging at times.	SUDs would need to be provided.	Flood risk can have a negative impact on all elements of sustainability. Appropriate mitigation, including SUDs should reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site would have a positive impact on sustainability in terms of access to local services and facilities, including access to the countryside. The site is not at risk from flooding, which gives a positive impact on all elements of sustainability. Without mitigation measures the site could have a negative impact on environmental sustainability in terms of biodiversity and ecology.

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR002	Site Address:	Land to the rear of The Hollies Nursing Home, Reading Road, RG7 3BH	Development Potential:	75 60 dwellings (when developed with BUR002A and BUR004) (2.5ha at 30dph)
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Recommendation:

The site is recommended for allocation, with [including](#) BUR002A and BUR004.

Justification:

The site is well related to existing services and facilities. There are no significant issues on the site. [The site area has been reduced to exclude the woodland, which is covered by a TPO and should be retained.](#)

Discussion:

Site Description:

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

Landscape:

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

Flood Risk:

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

Highways /Transport:

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

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

Footways are present throughout the village.

Ecology:

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

~~An extended phase 1 habitat survey would be required and appropriate mitigation provided.~~ [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

The site is adjacent to ancient woodland and [contains woodland and](#) trees [covered](#) ~~protected~~ by TPOs. Appropriate buffers would need to be provided.

Archaeology:

There are no known archaeological issues on the site.

Education:

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

Environmental Health:

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

Site Selection – Site Commentary

Minerals and Waste:

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

No known waste issues.

Land use planning consultation zone:

The site is within the middle AWE consultation zone. [No concern has been raised by ONR as to development of this scale in Burghfield Common.](#) ~~Consultation with ONR is required and will take place on the principle of development in the East Kennet Valley as part of the preferred options consultation.~~

Environment Agency:

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

Thames Water:

Comments cover BUR002, BUR002A and BUR004.

~~No issues identified relating to Water Supply capability.~~ [Concerns regarding water supply Capability. The current water supply network in the area is unlikely to be able to support the demand anticipated from this development. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of development.](#)

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

A [water supply and](#) drainage strategy would be required.

Parish Council:

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

[At preferred options stage the Parish Council stated that assuming both Man's Hill and Firlands were refused they would prefer to see development directed to this site as development would be less visually obtrusive and on a smaller scale. Development of this site would not result in the loss of active agricultural land and would not reduce the space between Burghfield Common and Burghfield Village.](#)

Preferred Options consultation key issues:

- [Principle of development including village identity, loss of separation, other sites and impact on settlement character.](#)
- [Highways and transport, including impact on local roads, poor public transport and road safety.](#)
- [Infrastructure – impact on services and facilities including schools, doctors and utilities.](#)
- [Flood risk – concerns over surface water drainage.](#)
- [Landscape and setting. Concern over topography. Site will have the least visual impact.](#)
- [Ecology – loss of habitat and impact on ancient woodland.](#)
- [Historic environment.](#)
- [Pollution – noise, light, air](#)
- [Personal – impact on the Hollies.](#)
- [Support for rejecting Mans Hill and Firlands.](#)
- [Complaints about the consultation – timing etc.](#)

[For the consultation responses and Council's response please see the Statement of Consultation.](#)

SA/SEA:

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

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Site Selection – Site Commentary

Proposed development (from SHLAA submission):

The whole site (inc. BUR004 and BUR002A) is being promoted for between 85 and 115 dwellings depending on whether the whole site, or only part, is to be developed. [The wooded areas of the site are proposed to be retained.](#)

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR002A	Site Address:	Land adjacent to Primrose Croft, Reading Road, Burghfield Common, RG7 3BH
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Development Potential:	25.6 dwellings (0.86 at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

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

Site Assessment

Parish Council consultation response:	Access to the site could be an issue. Waste Water and flooding are potential issues. The site is reasonably well screened. The Parish Council would rather see small sites such as this one, than larger sites such as BUR002 developed. At preferred options stage the Parish Council stated that assuming both Man's Hill and Firlands were refused they would prefer to see development directed to this site as development would be less visually obtrusive and on a smaller scale. Development of this site would not result in the loss of active agricultural land and would not reduce the space between Burghfield Common and Burghfield Village.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

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

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown / Adjacent	Comments	
	Amenity Space nearby		
	Rights of Way affected	A	ROW to eastern boundary of the site.
	Play areas nearby	U	Site is quite close to play facilities for children
Ecology / Environmental / Geological	Protected species	U	An extended Phase 1 Habitat Survey would be required. Potential for Bats, reptiles and badgers.
	Ancient woodland	A-N	The site is adjacent to woodland, but it is not designated as adjacent to Ancient Woodland
	Tree Preservation Orders	A-Y	Adjacent to Woodland on the site is protected by a trees with TPOs
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to existing settlement	Y	The site is a relatively small site on the edge of the village, although does also form part of BUR002.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water Supply	Y-N	TW have concern regarding water supply capacity
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source protection zone (SPZ)	Y	50% in SPZ2 and 50% in SPZ3.
AWE consultation Zone	Middle	Y	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Part of the site is underlain with gravel deposits. Consideration of policies 1 & 2 of the RMLP required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> BUR002, BUR004, BUR005, BUR015		
Other (anything else to be considered)	Whole of BUR002 would need to be considered as one site with BUR004.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR002A	Site Address:	Land adjacent to Primrose Croft, Reading Road, Burghfield Common, RG7 3BH	Development Potential:	25.6 dwellings (0.86 at 30dph)
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Key: Effects of option on SA objectives

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

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

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					including SUDs should reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site would have a positive impact on sustainability in terms of access to local services and facilities, including access to the countryside. There is potentially a negative impact from the site being Greenfield. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR002A	Site Address:	Land adjacent to Primrose Croft, Reading Road, Burghfield Common, RG7 3BH	Development Potential:	25.6 dwellings (0.86 at 30dph)
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Recommendation:
The site is recommended for allocation, with BUR002 and BUR004.

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

Discussion:

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

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

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

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

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

Footways are present throughout the village.

Ecology:
~~An extended phase 1 habitat survey would be required and appropriate mitigation provided.~~
[An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.](#)
[Woodland on the site is protected by TPOs, but is not ancient woodland.](#) ~~The site is adjacent to ancient woodland and tress protected by TPOs.~~

Archaeology:
There are no known archaeological issues on the site.

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

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

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

No known waste issues.

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

Site Selection – Site Commentary

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

Environment Agency:

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

Thames Water:

Comments cover BUR002, BUR002A and BUR004.

~~No issues identified relating to Water Supply capability.~~ Concerns regarding water supply capability. The current water supply network in the area is unlikely to be able to support the demand anticipated from this development. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of development.

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

A water supply and drainage strategy would be required.

Parish Council:

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

At preferred options stage the Parish Council stated that assuming both Man's Hill and Firlands were refused they would prefer to see development directed to this site as development would be less visually obtrusive and on a smaller scale. Development of this site would not result in the loss of active agricultural land and would not reduce the space between Burghfield Common and Burghfield Village.

Preferred Options consultation key issues:

- Principle of development including village identity, loss of separation, other sites and impact on settlement character.
- Highways and transport, including impact on local roads, poor public transport and road safety.
- Infrastructure – impact on services and facilities including schools, doctors and utilities.
- Flood risk – concerns over surface water drainage.
- Landscape and setting. Concern over topography. Site will have the least visual impact.
- Ecology – loss of habitat and impact on ancient woodland.
- Historic environment.
- Pollution – noise, light, air
- Personal – impact on the Hollies.
- Support for rejecting Mans Hill and Firlands.
- Complaints about the consultation – timing etc.

For the consultation responses and Council's response please see the Statement of Consultation.

SA/SEA:

The SA/SEA does not highlight any significant sustainability issues. The site would have a positive impact on sustainability in terms of access to local services and facilities, including access to the countryside. There is potentially a negative impact from the site being Greenfield. Housing development contributes towards economic sustainability during the construction stage of the site and throughout the lifetime of the development as it will provide a workforce and increased population using local economies.

~~There are likely to be positive impacts on sustainability due to the location of the site for access to local services and facilities and opportunities for walking, cycling and public transport. Without appropriate mitigation there could be a negative impact on environmental sustainability due to the potential impact on biodiversity and ecology.~~

Proposed development (from SHLAA submission):

The site is promoted as an individual site, or as part of a wider site covered by BUR002 and including BUR004. The larger site is ~~The whole site (inc. BUR004 and BUR002) is being promoted for between 85 and 115 dwellings depending on whether the whole site, or only part, is to be developed.~~ Individually the site is promoted for approx. 35 dwellings.

Site Selection – Site Commentary

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR003	Site Address:	Clayhill Copse, Burghfield Common, Reading
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Development Potential:	150 47 dwellings (4.9ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

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

Site Assessment

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

*Any yes response will rule the site out

Site Selection – Site Assessment

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

Key Issues:

- Greenfield
- Access
- AWE middle consultation zone

Site Assessment

Parish Council consultation response:	Access to the site could be an issue. Concerns regarding potential flood risk. The Parish Council would rather see smaller sites, such as this one, developed rather than larger sites such as BUR002. At preferred options stage the Parish Council stated that assuming both Man's Hill and Firlands were refused they would prefer to see development directed to this site as development would be less visually obtrusive and on a smaller scale. Development of this site would not result in the loss of active agricultural land and would not reduce the space between Burghfield Common and Burghfield Village.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

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

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Green Infrastructure	Open Space / Playing Field / Amenity Space nearby	U	Site is quite close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	U	Site is quite close to play facilities for children
Ecology / Environmental / Geological	Protected species	U	An extended Phase 1 habitat survey required, potential for bats, reptiles and badgers.
	Ancient woodland	A	Site is adjacent to an area of ancient woodland
	Tree Preservation Orders	N Y	There is a tree with a TPO on the eastern site boundary.
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (e.g. BOA)	N	
Relationship to surrounding area	Relationship to settlement	U	In isolation, development of the site would be out of keeping with the surrounding area
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water Supply	Y/N	TW have concern regarding water supply capacity (site considered in conjunction with BUR002/2A)
	Wastewater	N	TW have concern regarding wastewater capability (site considered in conjunction with BUR002/2A)
	Groundwater Source protection zone (SPZ)	U	No <u>specific</u> comment made. BUR002/002A half SPZ2, half SPZ3.
AWE consultation Zone	Middle	Y	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> BUR002, BUR002A, BUR016, BUR015		Site would need to be allocated as part of a larger site (inc. BUR002 and BUR016)
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

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

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

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site would have a positive impact on sustainability in terms of access to local services and facilities, including access to the countryside and for opportunities to use walking, cycling and public transport. The site is not at risk from flooding, which is also positive in terms of sustainability. There are potentially negative impacts from the site being greenfield. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Site Selection – Site Commentary

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

Recommendation:

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

Justification:

The site is well related to existing services and facilities. There are no significant issues on the site. [15m buffers would be required to the adjacent ancient woodland.](#)

Discussion:

Site Description:

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

Landscape:

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

Flood Risk:

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

Highways /Transport:

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

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

Footways are present throughout the village.

Ecology:

~~An extended phase 1 habitat survey would be required and appropriate mitigation provided.~~ [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

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

Archaeology:

There are no known archaeological issues on the site.

Education:

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

Environmental Health:

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

Minerals and Waste:

No known mineral deposits.

No known waste issues.

Land use planning consultation zone:

The site is within the middle AWE consultation zone. ~~Consultation with ONR on this site by itself is not~~

Site Selection – Site Commentary

~~required. As a whole with BUR002, BUR002A, consultation is required and will take place on the principle of development in the East Kennet Valley as part of the preferred options consultation.~~ [ONR have not raised any concern about this level of development taking place in Burghfield Common.](#)

Environment Agency:

No comment made

Thames Water:

Comments cover BUR002, BUR002A and BUR004.

~~No issues identified relating to Water Supply capability.~~ [Concerns regarding water supply Capability. The current water supply network in the area is unlikely to be able to support the demand anticipated from this development. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of development.](#)

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

A [water supply and](#) drainage strategy would be required.

Parish Council:

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

[At preferred options stage the Parish Council stated that assuming both Man's Hill and Firlands were refused they would prefer to see development directed to this site as development would be less visually obtrusive and on a smaller scale. Development of this site would not result in the loss of active agricultural land and would not reduce the space between Burghfield Common and Burghfield Village.](#)

Preferred Options consultation key issues:

- [Principle of development including village identity, loss of separation, other sites and impact on settlement character.](#)
- [Highways and transport, including impact on local roads, poor public transport and road safety.](#)
- [Infrastructure – impact on services and facilities including schools, doctors and utilities.](#)
- [Flood risk – concerns over surface water drainage.](#)
- [Landscape and setting. Concern over topography. Site will have the least visual impact.](#)
- [Ecology – loss of habitat and impact on ancient woodland.](#)
- [Historic environment.](#)
- [Pollution – noise, light, air](#)
- [Personal – impact on the Hollies.](#)
- [Support for rejecting Mans Hill and Firlands.](#)
- [Complaints about the consultation – timing etc.](#)

[For the consultation responses and Council's response please see the Statement of Consultation.](#)

SA/SEA:

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site would have a positive impact on sustainability in terms of access to local services and facilities, including access to the countryside and for opportunities to use walking, cycling and public transport. The site is not at risk from flooding, which is also positive in terms of sustainability. There are potentially negative impacts from the site being Greenfield. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

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

Site Selection – Site Commentary

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR005	Site Address:	Land between Reading Road and Gully Copse, Burghfield Common, Reading, RG7 3BG
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Development Potential:	70 4 dwellings (2.35ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

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

Site Assessment

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

* Any Yes response will rule the site out

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

Site Selection – Site Assessment

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

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR005	Site Address:	Land between Reading Road and Gully Copse, Burghfield Common, Reading, RG7 3BG	Development Potential:	70+ dwellings (2.35ha at 30dph)
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Key: Effects of option on SA objectives

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

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

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is quite close to local services and facilities, although is on the very edge of the village. There are opportunities for walking, cycling and using of public transport. The extension of the village outside the existing building line could have a negative impact on social sustainability, but changing the character of the village. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR005	Site Address:	Land between Reading Road and Bully Copse, Burghfield Common, Reading, RG7 3BG	Development Potential:	70+ dwellings (2.35ha at 30dph)
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Recommendation:
The site is not recommended for development.

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

Discussion:

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

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

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

Highways /Transport:
Specific Highways comments have not been made for this site.

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

Ecology:
Part of the site is within a BAP habitat.

Archaeology:
No known archaeological issues.

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

Environmental Health:
No known air quality, noise or contamination issues.

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

No known waste issues

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

Environment Agency:
The site is within SPZ1.

Thames Water:
TW not consulted on this site

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

Site Selection – Site Commentary

Concern was also raised in relation to access to the site as it is on a hill and there are blind corners in the vicinity.

[At preferred options the Parish Council did not comment on this site.](#)

Preferred Options consultation key points:

[Received from the site promoter only.](#)

- [Inconsistent approach to site assessment](#)
- [Not within flood risk area](#)
- [No evidence of ecological/arboriculture constraint](#)
- [Visually well contained](#)
- [Minimal impact on residents](#)
- [Appropriate access](#)
- [Close to services and facilities](#)
- [Advanced discussions with leading house builder to promote the site](#)
- [Single ownership](#)
- [Further technical work being carried out](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant issues with this site. The site is quite close to local services and facilities, although is on the very edge of the village. There are opportunities for walking, cycling and using of public transport. The extension of the village outside the existing building line could have a negative impact on social sustainability, changing the character of the village. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is proposed for between 50 and 100 dwellings, allowing for areas of informal open space, affordable housing and with potential for other uses on the site.

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR006	Site Address:	Land adjacent to Bolt Hole, Hollybush Lane, Burghfield Common, RG7 3JS
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Development Potential:	58 60 dwellings (1.92ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- Greenfield
 - AWE outer consultation zone

Site Assessment

Parish Council consultation response:	<p>Parish Council response linked to BUR007. Would not like to see the site developed. Concern regarding traffic along Hollybush Lane. There is no natural boundary to the site, therefore, concern about continued sprawl beyond the current site in the future. Surface water and drainage problems exist on the site.</p> <p style="color: blue; text-decoration: underline;">At preferred options the parish council did not comment on this site.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	Some evidence of drainage issues on the site.
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	<p>Development of this site with part of BUR007 would generate approximately 948 daily vehicle movements, including about 95 during the 08:00 to 09:00 AM peak. This would have a significant impact on Hollybush Lane and the Reading Road / Hollybush Lane traffic signal crossroads.</p> <p>Hollybush Lane would need to be widened throughout and traffic calming replaced. Consideration would need to be given as to how parking, traffic and pedestrians relating to the school would be managed.</p>
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station. The nearest bus stops are about 700m away.
Landscape	Footways/Pavements	Y	Site is on the edge of the village, pavements exist on the opposite side of the road to the site once within the built up area of the village.
	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from</i>	Not assessed	

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
	<i>Core Strategy LSS)</i>		
	Other		
Green Infrastructure	Open Space / Playing fields / Amenity Space nearby	Y	Site is close to local amenity space.
	Rights of Way affected	Y	PROW passes the western boundary of the site
	Play areas nearby	Y	The site is close to a play areas and facilities for children.
Ecology / Environmental / Geological	Protected species	Y	Potential for Badgers and Bats. Extended Phase 1 Habitat Survey required.
	Ancient woodland	N	
	Tree Preservation Orders	A	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>Eg. BOA</i>)	Y	Site is within Biodiversity Opportunity Area
Relationship to surrounding area	Relative scale in relation to existing settlement	Y	Development here would extend the village to the west.
	Incompatible adjacent land use	N	
Heritage	Archaeology	A	Some archaeological potential from the adjacent site.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water Supply	Y	TW did not raise any concerns regarding water supply
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	The site is underlain by gravel with significant potential for extraction. Policies 1 & 2 of the RMLP would be required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites: BUR007, BUR011</i>		Development in combination with BUR007 could lead to a significant increase in the size of the village.
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR006	Site Address:	Land adjacent to Bolt Hole, Hollybush Lane, Burghfield Common, RG7 3JS	Development Potential:	58 60 dwellings (1.92ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field so development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	Very accessible to leisure centre and school.		
	Will it protect and enhance green infrastructure across the district?	0	Site is close to local amenity spaces and children's play areas. PROW on western side of site.	Right of way would need to be maintained.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Accessible to local facilities and very close to school. Limited local employment opportunities		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling. There is no pavement on the west side of Hollybush Lane.	Footpath would need to be provided along Hollybush Lane	There are opportunities for sustainable travel with regular bus services to Reading. This should have a generally positive impact on environmental sustainability although there will undoubtedly be a heavy reliance on the private car for many journeys.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Potential to include a safe crossing of Hollybush Lane.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	Site is within Biodiversity Opportunity Area and there are TPOs on site. There is potential for badgers and bats on the site.	Extended Phase 1 Habitat Survey required. Appropriate mitigation would be required should protected species be	Development of the site could have a negative impact on environmental sustainability. Appropriate

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				found on the site. Buffers for the TPOs would be required.	mitigation would help to minimise this risk.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development of the site would extend the village to the west, well beyond the existing building line.		There is potential for development of this site to have a negative impact on sustainability. Mitigation measures would be able to overcome the out of keeping extension to the west of the village additional sites in this area would need to be developed.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Some archaeological potential from the adjacent site, BUR007	Further work would be required to identify the extent of archaeology, if any, on the site.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Unlikely to be any significant sustainability issues
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		Development on greenfield land has negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions? Unlikely to be any significant sustainability issues	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	0	There is no official flood risk on the site, although there is anecdotal evidence of drainage issues.	SUDs would need to be provided, and an FRA may need to be considered.	Flooding can have a negative impact on all elements of sustainability. Appropriate mitigation can reduce this risk, and should neutralise any impact on sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site will have positive impacts in relation to access to local services and facilities and opportunities for walking, cycling and public transport. There are potential negative impacts on environmental sustainability in relation to protected species on the site, and mitigation measures would be required to minimise this impact. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
Site ID:	BUR006	Site Address:	Land adjacent to Bolt Hole, Hollybush Lane, Burghfield Common, RG7 3JS	Development Potential:	58 60 dwellings (1.92ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site is well related to the village, close to the infant and secondary schools as well as other local facilities. However, development of the site would extend the village to the west, and without other neighbouring sites being developed this would extend the village's building line.

The site is unpopular locally and other sites within the village are seen as preferable to this one.

Discussion:

Site Description:

The site is located to the west of Burghfield Common, well related to local services and facilities, especially the local infant and secondary schools. A public right of way runs along the western boundary of the site. This would need to be protected should the site be developed.

Landscape:

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

Flood Risk:

The site is within FZ1. There is some anecdotal evidence that there are drainage issues on the site. SUDs would be required to take account of run off generated within the site.

Highways /Transport:

This site has been assessed alongside BUR007. The traffic generated from the two sites is considered to have a significant impact on Hollybush Lane and the nearby Reading Road / Hollybush Lane traffic signal crossroads.

Hollybush Lane would need to be widened throughout using available highway land; traffic calming would need to be replaced. Consideration would also need to be given to parking, traffic and pedestrians from the schools.

Ecology:

There are potentially badgers and bats on the site. An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected. ~~An extended phase 1 habitat survey is required.~~ The site is adjacent to trees protected by TPOs. Appropriate mitigation and buffers would be required.

Archaeology:

There is some archaeological potential from BUR007 adjacent to the site. Further work would be required, but it is unlikely that there would be an impact on deliverability.

Education:

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

Environmental Health:

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

Minerals and Waste:

This site is underlain with gravel, with a significant potential for extraction. Policies 1 & 2 of the RMLP would need to be considered.

No known waste issues

Site Selection – Site Commentary

Land use planning consultation zone:

The site is in the outer AWE consultation zone. Consultation with ONR is not required.

Consultation with ONR on the principle of development within the East Kennet Valley will take place as part of the Preferred Options consultation.

Environment Agency:

The site is within SPZ3.

Thames Water:

No issues identified relating to Water Supply capability.

Small local sewers. Concerns regarding Wastewater services. The existing network is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

The Parish Council see this site linked to BUR007. They would not like to see either site developed. There is concern relating to additional traffic along Hollybush Lane. There is no natural boundary to the site and therefore, there is concern that if the site is developed additional land beyond the site would be developed. Surface water and drainage issues exist on the site.

[At preferred options the parish council did not comment on this site.](#)

Preferred Options consultation key points:

[No comments received on this site.](#)

SA/SEA:

The SA/SEA indicates a predominately neutral impact on sustainability. There are no significant sustainability issues. The site will have positive impacts in relation to access to local services and facilities and opportunities for walking, cycling and public transport. There are potential negative impacts on environmental sustainability in relation to protected species on the site, mitigation measures would be required to minimise this impact. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is being promoted for approximately 82 – 87 mixed use dwellings including key worker housing, elderly person accommodation and affordable housing. The small wooded area would be retained for open space.

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR007	Site Address:	Land at Firlands, Burghfield Common, Reading, RG7 3JW
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Development Potential:	6300 dwellings (20ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Scale of proposed development in relation to size and function of the settlement
- Greenfield
- Potential flood risk (surface and ground water)
- TPOs (on part of the site)
- Overhead Cables (on part of the site)
- AWE outer consultation zone

Site Assessment

Parish Council consultation response:	Parish Council response linked to BUR006. Parish Council are strongly against development of this site. Concern regarding traffic along Hollybush Lane. There is no natural boundary to the site, therefore, concern about continued sprawl beyond the current site in the future. Surface water and drainage problems exist on the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N <u>P</u>	Permission granted on appeal for up to 90 dwellings on part of the site (14/01730/OUTMAJ)
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	Site is very large, and development of this scale would have a significant impact on the village. Development of this scale is not required as part of the DPD. A smaller area of the site may be considered suitable for development.
Within settlement boundary		N	Adjacent to the settlement boundary

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	U	Evidence of drainage issues on the site
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access to the site is not considered to be an issue
	Highway network suitability	N	Development of the site would generate approximately 948 daily vehicle movements including about 95 during the 08:00 to 09:00 AM peak. This could lead to a significant impact on Hollybush Lane and the nearby Reading Road / Hollybush Lane traffic signal crossroads. BUR007 was subject to a previous planning application. Highways & Transport eventually concluded that to accommodate significant increases in traffic along Hollybush Lane, the road would need to be widened throughout using available highway lane, traffic calming would need to be replaced and consideration given to how parking, traffic and pedestrians associated with the school

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown / Adjacent	Comments	
		would be managed.	
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station. The nearest bus stop is approximately 700m from the site.
	Footways/Pavements	Y	Pavements existing throughout the village, although at this point they are on the opposite side of the road to the site.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	Y	PROW passes through the northern part of the site
	Play areas nearby	Y	Site is close to play area and facilities for children.
Ecology / Environmental / Geological	Protected species	Y	Badgers present on the site, bats potentially present. Benham's Gully would need to be protected. Extended phase 1 Habitat Survey required.
	Ancient woodland	N	
	Tree Preservation Orders	Y	
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (<i>E.g. BOA</i>)	Y	Site is within Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	U	Site is very large, and development of this scale would have a significant impact on the village. Development of this scale is not required as part of the SAD DPD.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	Possible enclosure record in area and size of the site suggests there could be some archaeological potential
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
	Water Supply		
	Wastewater		
Utility Services	Groundwater Source protection zone (SPZ)		
	Presence of over head cables / underground pipes	Y	
	Water Supply	N	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
AWE consultation Zone	Groundwater Source protection zone (SPZ)	Y	SPZ2
	Middle	N	
Proximity to railway line	Outer	Y	
		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	The site is completely underlain by gravel deposits, with significant potential for extraction. Policy 1 & 2 of the RMLP needs to be considered. Land to the immediate west of the site has been commercially worked for minerals.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> BUR007A , BUR006, BUR011		Development in combination with BUR006 could lead to a significant increase in the size of the village.
Other (anything else to be considered)			Planning application for Village Centre 12/00373/OUTMAJ – invalid (July 2012) Planning application for 129 dwellings 14/01730/OUTMAJ – refused (October 2014) , Permission for up to 90 dwellings granted on appeal (July 2015) . The Council are challenging this decision (September 2015).

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR007	Site Address:	Land at Firlands, Burghfield Common, Reading, RG7 3JW	Development Potential:	600 300 dwellings (20ha at 30dph).
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is relatively close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field so development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	Very accessible to leisure centre and school.		
	Will it protect and enhance green infrastructure across the district?	?	Site is close to local amenity spaces and children's play areas. A PROW passes through the northern part of the site	The right of way would need to be preserved.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Accessible to local facilities and very close to school. Limited local employment opportunities		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling. There is no pavement on the west side of Hollybush Lane.	Footpath would need to be provided along Hollybush Lane	There are opportunities for sustainable travel with regular bus services to Reading. This should have a generally positive impact on environmental sustainability although there will undoubtedly be a heavy reliance on the private car for many journeys.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Potential to include a safe crossing of Hollybush Lane.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	Badgers present on site. Need to protect Benham's Gully. Site is within Biodiversity Opportunity Area and there are TPOs on site.	Extended Phase 1 Habitat Survey required. Appropriate mitigation would be required.	Potential for a negative impact on environmental sustainability. Mitigation measures would help to

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	The impact on the landscape will depend on the scale of development	Impact would be lessened with smaller scale development	reduce this impact.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?	The impact will depend on the scale of development	Impact would be lessened with smaller scale development	There is potential for a negative impact on sustainability depending on the scale of development. Mitigation measures and good design would help to reduce the impact.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Possible enclosure record in area and size of the site suggests there could be some archaeological potential		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Unlikely to be any significant sustainability issues
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is mainly greenfield		Development on greenfield land has negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions? Unlikely to be any significant sustainability issues	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Surface water flood risk area and issues of drainage.	An FRA would be required. Appropriate mitigation including SUDs would need to be	Flooding can cause a negative impact on all elements of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				provided.	Mitigation measures, including SUDs, will help to reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site is well related to the existing settlement with good access to local services and facilities which has a positive impact on sustainability. Opportunities for walking, cycling and public transport are also positive in terms of sustainable travel. There are potential negative impacts on environmental sustainability in relation to protected species on the site. Mitigation measures would be required to minimise this impact. There is a negative impact on sustainability as the site is greenfield. Mitigation measures, including good design methods, would help to reduce this impact. The site as a whole is very large, and so in many cases the level of the impact would depend on the size of development taking place. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Scale: East Kennet Valley
Duration: Permanent
Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
Site ID:	BUR007	Site Address:	Land at Firlands, Burghfield Common, Reading, RG7 3JW	Development Potential:	600 300 dwellings (20ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site is well related to the village, close to the infant and secondary schools as well as other local facilities. However, development of this site would extend the village to the west. Development potential on the site is greater than is required for Burghfield Common, as a Rural Service Centre within the Settlement Hierarchy.

The site is unpopular locally and other sites within the village are seen as preferable to this one.

Discussion:

Site Description:

The site is located to the east of Burghfield Common, close to local services and facilities including the infant and secondary schools. A public right of way passes through the site, and this would need to be protected should development take place.

Landscape:

No landscape character assessment has been done for this area.

Flood Risk:

The site is within FZ1. The site is at risk from surface water flooding and there is anecdotal evidence that there are drainage issues on the site.

An FRA and appropriate mitigation, including SUDs, would be required.

Highways /Transport:

This site has been considered alongside BUR006.

The traffic generated is likely to have a significant impact on Hollybush Lane and the nearby Reading Road/Hollybush Lane traffic signal crossroads. Hollybush Lane would need to be widened, the traffic calming replaced and consideration given to the parking, traffic and pedestrians from the school.

There are footways throughout the village.

There are good bus services linking the village to Mortimer Railway Station and Reading Town Centre. The nearest bus stop is approximately 700m from the site.

Ecology:

Badgers and Bats are present on the site. Benham's Gully would need to be protected.

The site is within a BOA.

~~An extended phase 1 habitat survey would be required with appropriate mitigation provided.~~ [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

Archaeology:

Possible enclosure recorded in the area. The size of the site would indicate there is some potential. Further assessment would be required, but unlikely to impact on delivery.

Education:

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

Site Selection – Site Commentary

Environmental Health:

No known air quality, noise or contamination issues, although a former landfill site is located to the immediate west of the site.

Minerals and Waste:

The site is underlain by gravel deposits. There is significant potential for extraction. Land to the west of the site has previously been worked for minerals. Policies 1 & 2 of the RMLP need to be considered.

A former landfill site is located to the west of the site. While the waste is inert there are possible issues that would need to be considered.

Land use planning consultation zone:

The site is in the outer AWE consultation zone. Consultation with ONR would be required should the whole site be developed.

Consultation with ONR will take place on the principle of development in the East Kennet Valley as part of the Preferred Options consultation.

Environment Agency:

The site is within SPZ2 and adjacent to a historic landfill site.

Thames Water:

Concern regarding Water Supply capacity. Current water supply network is unlikely to be able to support demand from this site. Water infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

Concern regarding Wastewater Services, possibility of downstream flooding. Current wastewater network in this area is unlikely to be able to support demand from this site. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply and drainage strategy would be required.

Parish Council:

The Parish Council see this site linked to BUR006. They would not like to see either site developed. There is concern relating to additional traffic along Hollybush Lane. There is no natural boundary to the site and therefore, there is concern that should the site be developed additional land beyond the site would be developed. Surface water and drainage issues exist on the site.

[At preferred options the Parish Council did not comment on this site.](#)

[Preferred Options consultation key issues:](#)

[Detailed comments received from the site promoter. Smaller site area \(as planning application 14/01730/OUTMAJ\) requested to be considered independently of the larger site \(see BUR007A for site assessments\).](#)

SA/SEA:

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is well related to the existing settlement with good access to local services and facilities which has a positive impact on sustainability. Opportunities for walking, cycling and public transport are also positive in terms of sustainable travel. There are potential negative impacts on environmental sustainability in relation to protected species on the site. Mitigation measures would be required to minimise this impact. There is a negative impact on sustainability as the site is greenfield. Mitigation measures, including good design methods, would help to reduce this impact. The site as a whole is very large, and so in many cases the level of the impact would depend on the size of development taking place. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site was previous subject to an invalid planning application for a local centre.

[Planning permission was granted on appeal for up to 90 dwellings on part of the site \(14/01730/OUTMAJ\). The Council are challenging this decision. The site promoter has made it clear that they wish to see](#)

Site Selection – Site Commentary

[development of up to 300 dwellings in the longer term.](#)

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR007A	Site Address:	Land at Firlands, Burghfield Common, Reading, RG7 3JW (Smaller site)
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Development Potential:	600 130 dwellings (20 ha at 30)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Scale of proposed development in relation to size and function of the settlement
- Greenfield
- Potential flood risk (surface and ground water)
- TPOs (on part of the site)
- Overhead Cables (on part of the site)
- AWE outer consultation zone

Site Assessment

Parish Council consultation response:	Parish Council response linked to BUR006. Both Sulhamstead and Burghfield Parish Councils are strongly against development of this site. Concern regarding traffic along Hollybush Lane. There is no natural boundary to the site, therefore, concern about continued sprawl beyond the current site in the future. Surface water and drainage problems exist on the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	Site is very large, and development of this scale would have a significant impact on the village. Development of this scale is not required as part of the DPD. A smaller area of the site may be considered suitable for development. Only part of the site is being put forward for development at this stage. However, there is a desire for the whole of the site to be developed in the future for a total of 300 dwellings. Development of this scale would be out of keeping with the role and function of the settlement.
Within settlement boundary		N	Adjacent to the settlement boundary

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	U	Evidence of drainage issues on the site
	Surface water flood risk	Y	Small areas of the site are within a surface water flood risk area
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access to the site is not considered to be an issue
	Highway network suitability	N	Development of the whole site would generate approximately 948 daily vehicle movements including about 95 during the 08:00 to 09:00 AM peak. This could lead to a significant impact on Hollybush Lane and the nearby Reading Road / Hollybush Lane traffic signal crossroads. The planning application received for the site did not have any highways objections, although a number of

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
			improvement measures were proposed for Holly Bush Lane. BUR007 was subject to a previous planning application. Highways & Transport eventually concluded that to accommodate significant increases in traffic along Hollybush Lane, the road would need to be widened throughout using available highway lane, traffic calming would need to be replaced and consideration given to how parking, traffic and pedestrians associated with the school would be managed.
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station. The nearest bus stop is approximately 700m from the site.
	Footways/Pavements	Y	Pavements existing throughout the village, although at this point they are on the opposite side of the road to the site.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	Y-U	PROW passes through the northern part of the site. This would only be affected should the whole site come forward for development.
	Play areas nearby	Y	Site is close to play area and facilities for children.
Ecology / Environmental / Geological	Protected species	Y	Badgers present on the site, bats potentially present. Benham's Gully would need to be protected should the whole site come forward . Extended phase 1 Habitat Survey required.
	Ancient woodland	N	
	Tree Preservation Orders	Y	The whole site is covered by a TPO.
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (Eg. BOA)	Y	Site is within Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	U	Site is very large, and development of this scale would have a significant impact on the village. Development of this scale is not required as part of the SAD DPD. While the part of the site currently being promoted is well related to the existing settlement, should the whole site be put forward for development the western part of the site would be poorly related to the settlement.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	Possible enclosure record in area and size of the site suggests there could be some archaeological potential
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	
	Water Supply	N	TW have concern regarding water supply capability (comment made regarding whole site; TW have not been consulted on the smaller area)
	Wastewater	N	TW have concern regarding wastewater capability (comment made regarding whole site; TW have not been consulted on the smaller area)
	Groundwater Source protection zone (SPZ)	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	The site is completely underlain by gravel deposits, with significant potential for extraction. Policy 1 & 2 of the RMLP needs to be considered. Land to the immediate west of the site has been

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
			commercially worked for minerals.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> BUR007 , BUR006, BUR011		Development of the whole of BUR007, and in combination with BUR006 could lead to a significant increase in the size of the village.
Other (anything else to be considered)	Planning application for 129 dwellings (14/01730/OUTMAJ) – refused (October 2014). Permission granted for up to 90 dwellings on appeal (July 2015). The Council are challenging this decision (September 2015).		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR007A	Site Address:	Land at Firlands, Burghfield Common, Reading, RG7 3JW (smaller site)	Development Potential:	600 130 dwellings (20 ha at 30)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is relatively close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field so development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	Very accessible to leisure centre and school.		
	Will it protect and enhance green infrastructure across the district?	?	Site is close to local amenity spaces and children's play areas. A PROW passes through the northern part of the site	The right of way would need to be preserved.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Accessible to local facilities and very close to school. Limited local employment opportunities		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling. There is no pavement on the west side of Hollybush Lane.	Footpath would need to be provided along Hollybush Lane	There are opportunities for sustainable travel with regular bus services to Reading. This should have a generally positive impact on environmental sustainability although there will undoubtedly be a heavy reliance on the private car for many journeys.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Potential to include a safe crossing of Hollybush Lane.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	Badgers present on site. Need to protect Benham's Gully. Site is within Biodiversity Opportunity Area and there are TPOs on site.	Extended Phase 1 Habitat Survey required. Appropriate mitigation would be required.	Potential for a negative impact on environmental sustainability. Mitigation measures would help to reduce this impact.
	Will it conserve and	?	The impact on the landscape will	Impact would be lessened with	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?		depend on the scale of development <u>This site is covered with a TPO. Careful consideration of the removal of trees would be required to ensure that the character of the landscape was not negatively impacted on.</u>	smaller scale development <u>Careful design and landscaping would be required to ensure no negative impact on the character of the landscape.</u>	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?+	The impact will depend on the scale of development <u>The area of the site being considered is well related to the existing settlement and with careful design should not impact on the character of the built environment</u>	Impact would be lessened with smaller scale development.	There is potential for a negative impact on sustainability depending on the scale of development. Mitigation measures and good design would help to reduce the impact.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Possible enclosure record in area and size of the site suggests there could be some archaeological potential <u>to the north of the site</u>		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Unlikely to be any significant sustainability issues
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is mainly greenfield		Development on greenfield land has negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions? Unlikely to be any significant sustainability issues	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	-	Surface water flood risk areas and issues of drainage.	An FRA would be required. Appropriate mitigation including SUDs would need to be provided.	Flooding can cause a negative impact on all elements of sustainability. Mitigation measures, including SUDs, will help to reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site is well related to the existing settlement with good access to local services and facilities which has a positive impact on sustainability. Opportunities for walking, cycling and public transport are also positive in terms of sustainable travel. There are potential negative impacts on environmental sustainability in relation to protected species on the site. Mitigation measures would be required to minimise this impact. There is a negative impact on sustainability as the site is greenfield. Mitigation measures, including good design methods, would help to reduce this impact. The site as a whole is very large, and so in many cases the level of the impact would depend on the size of development taking place, [a smaller site will obviously have less of a negative impact than a larger one.](#) [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

[development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Sulhampstead
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Site ID:	BUR007A	Site Address:	Land at Firlands, Burghfield Common, Reading, RG7 3JW (Smaller site)	Development Potential:	600 130 dwellings (20 ha at 30)
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Recommendation:

The site is not recommended for allocation

Justification:

The site is well related to the village, close to the infant and secondary schools as well as other local facilities. However, development of this site would extend the village to the west. Development potential on the site is greater than is required for Burghfield Common, as a Rural Service Centre within the Settlement Hierarchy.

The site is unpopular locally and other sites within the village are seen as preferable to this one. [The site promoter has made it clear that in the longer term they would like to see the whole site developed for up to 300 dwellings.](#)

Discussion:

Site Description:

The site is located to the east of Burghfield Common, close to local services and facilities including the infant and secondary schools. A public right of way passes though the [north of the](#) site, and this would need to be protected should development [of the whole site](#) take place.

Landscape:

No landscape character assessment has been done for this area.

Flood Risk:

The site is within FZ1. [Areas of](#) the site ~~is~~ [are](#) at risk from surface water flooding and there is anecdotal evidence that there are drainage issues on the site.

An FRA and appropriate mitigation, including SUDs, would be required.

Highways /Transport:

This site has been considered alongside BUR006.

The traffic generated is likely to have a significant impact on Hollybush Lane and the nearby Reading Road/Hollybush Lane traffic signal crossroads. Hollybush Lane would need to be widened, the traffic calming replaced and consideration given to the parking, traffic and pedestrians from the school.

There are footways throughout the village.

There are good bus services linking the village to Mortimer Railway Station and Reading Town Centre. The nearest bus stop is approximately 700m from the site.

Ecology:

Badgers and Bats are present on the site. Benham's Gully would need to be protected [should the larger site come forward](#).

The site is within a BOA.

~~An extended phase 1 habitat survey would be required with appropriate mitigation provided.~~ [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

Archaeology:

Possible enclosure recorded in the area. The size of the site would indicate there is some potential. Further assessment would be required, but unlikely to impact on delivery.

Site Selection – Site Commentary

Education:

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

Environmental Health:

No known air quality, noise or contamination issues, although a former landfill site is located to the immediate west of the site.

Minerals and Waste:

The site is underlain by gravel deposits. There is significant potential for extraction. Land to the west of the site has previously been worked for minerals. Policies 1 & 2 of the RMLP need to be considered.

A former landfill site is located to the west of the site. While the waste is inert there are possible issues that would need to be considered.

Land use planning consultation zone:

The site is in the outer AWE consultation zone. Consultation with ONR would be required should the whole site be developed.

Consultation with ONR will take place on the principle of development in the East Kennet Valley as part of the Preferred Options consultation.

Environment Agency:

The site is within SPZ2 and adjacent to a historic landfill site.

Thames Water:

Concern regarding Water Supply capacity. Current water supply network is unlikely to be able to support demand from this site. Water infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

Concern regarding Wastewater Services, possibility of downstream flooding. Current wastewater network in this area is unlikely to be able to support demand from this site. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply and drainage strategy would be required.

Parish Council:

[Both Sulhamstead and Burghfield Parish Council are strongly against development on part of or all of this site.](#) The Parish Council see this site linked to BUR006. They would not like to see either site developed.

There is concern relating to additional traffic along Hollybush Lane. There is no natural boundary to the site and therefore, there is concern that should the site be developed additional land beyond the site would be developed. Surface water and drainage issues exist on the site.

[At preferred options the Parish Councils did not comment further on this site.](#)

SA/SEA:

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is well related to the existing settlement with good access to local services and facilities which has a positive impact on sustainability. Opportunities for walking, cycling and public transport are also positive in terms of sustainable travel. There are potential negative impacts on environmental sustainability in relation to protected species on the site. Mitigation measures would be required to minimise this impact. There is a negative impact on sustainability as the site is greenfield. Mitigation measures, including good design methods, would help to reduce this impact. The site as a whole is very large, and so in many cases the level of the impact would depend on the size of development taking place, [a larger site will obviously have less of a negative impact than a larger one. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site was previous subject to an invalid planning application for a local centre ([12/00373/OUTMAJ](#)) A

Site Selection – Site Commentary

[second planning application \(14/01730/OUTMAJ\) for 129 dwellings to the east of the site, adjacent to Hollybush Lane](#) was submitted and validated in July 2014. The application was granted permission on appeal, for up to 90 dwellings. The Council have challenged this decision.

The site promoter have made it clear in their comments on the preferred options DPD that in the long term they would like to see the whole site developed for up to 300 dwellings.

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR008	Site Address:	Land adjoining Mans Hill, Burghfield Common, RG7 3BD
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Development Potential:	315 dwellings (10.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Scale of proposed development in relation to size and function of the settlement
- Greenfield
- Potential flood risk (surface water and ground water)
- AWE middle consultation zone

Site Assessment

Parish Council consultation response:	Concerns raised in relation to access to the site. Mans Hill is not a good road and would need to be upgraded. The site would extend Burghfield to the east and any development on the site would be highly visible. The Parish Councils would not like to see this site developed. At preferred options the parish council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		U	14/00962/OUTMAJ. Application for 210 dwellings. Pending consideration. Refused and Dismissed on appeal. 15/02019/OUTMAJ. Application for 70 dwellings, pending consideration (Aug 15)
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Significant detrimental impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	The whole site is large compared to the village as a whole, and would extend the village to the south east. Development of the whole site would change the character of the village.
Within settlement boundary		N	Adjacent to the settlement boundary

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	U	
	Surface water flood risk	Y	The site is at risk from surface water flooding
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	Y	Access to the site is poor. Mans Hill would need to be widened to allow suitable access.
	Highway network suitability		Highways assessment has not been carried out on this site.
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station.
	Footways/Pavements	U	Pavements are present throughout the village, although are not present on Mans Hill itself.
Landscape	Located in AONB	N	
	Located within an Area of High Landscape Sensitivity (from Core Strategy LSS)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing Field / Amenity Space nearby	U	Site is quite close to local amenity space

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
	Rights of Way affected	N	
	Play areas nearby	U	The site is quite close to local play facilities.
Ecology / Environmental / Geological	Protected species	U	Part of the site is a BAP Habitat
	Ancient woodland	A	Site is adjacent to ancient woodland.
	Tree Preservation Orders	N	Part of the site is wooded, although the woodland is not protected by TPOs.
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (Eg. BOA)	Y	Site is within Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to Settlement	U	Site is separated into two areas by Mans Hill
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	Site is near to some historic houses
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water Supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater Source protection zone (SPZ)	Y	The site is within SPZ2 and has an ordinary watercourse within it.
AWE consultation Zone	Middle	Y	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	The site is partially underlain by gravel deposits, but borehole data indicates the depth and quality of deposits are such that Policies 1 & 2 of the RMLP are not considered to be an issue.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> BUR005, BUR002		
Other (anything else to be considered)	<u>Recent Planning History:</u> 14/00962/OUTMAJ – 210 dwellings – refused, dismissed on appeal (Mar 15) 14/03001/OUTMAJ - 197 dwellings – refused (Feb 2015) 15/02019/OUTMAJ – 70 dwellings – pending consideration (Aug 15)		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR008	Site Address:	Land adjoining Mans Hill, Burghfield Common, RG7 3BD	Development Potential:	315 dwellings (10.5ha at 30dph).
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is relatively close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field so development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	Accessible to facilities in village, including leisure centre and football pitch, but existing road access is poor		
	Will it protect and enhance green infrastructure across the district?	0	Site is quite close to local amenity spaces and children's play areas.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Accessible to local facilities and within walking distance of schools. Limited local employment opportunities		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling, but no pavement linking to village.	Footpath would need to be provided	There are opportunities for sustainable travel with regular bus services to Reading. This should have a generally positive impact on environmental sustainability although there will undoubtedly be a heavy reliance on the private car for many journeys. The split site and narrow road access could have negative environmental impacts.
	Will it reduce the number of road traffic accidents and improve safety?	-	Mans Hill is a narrow road and there are safety concerns. The site is split into two parts, north and south of the road.	Could be mitigated with road improvements	
5. To protect and enhance	Will it conserve and	?	Part BAP habitat. Adjacent to ancient	Appropriate buffers would be	The change in character to

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
the natural environment	enhance the biodiversity and geodiversity assets across West Berkshire?		woodland	required.	this rural area could have negative impact on environmental sustainability. Mitigation could help to reduce this impact.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	This site has a very rural character and development on this scale would impact on the setting of the village.	Careful design and appropriate landscaping would be required.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development of the whole site would change the character of the built environment. The south eastern parts of the site are poorly related to the existing settlement. Development of this size could be considered out of keeping with the role and function of the village within the settlement hierarchy.	Careful design	The impact on the built environment, through development which is out of keeping with the settlement role and function could have a negative impact on sustainability. Careful design and a smaller site area could reduce this impact
	Will it conserve and enhance the significance of the District's heritage assets?	0	Site is near to some historic houses		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Unlikely to be any significant sustainability issues
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		Development on greenfield land has negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
adaptation measures are in place to respond to climate change					could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Surface water flood risk area	An FRA would be required and appropriate mitigation including SUDs provided.	Flooding can have a negative impact on all elements of sustainability. Mitigation measures, including SUDs, can help to reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects, although there are both a number of positive and negative impacts as a result of development.

The site is close to local services and facilities within the village, and would provide opportunities for walking, cycling and public transport. Negative sustainability issues exist in relation to Road Safety, impact on landscape and the built environment, as well as being a greenfield site at risk of flooding. Mitigation measures would reduce some of the impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

sustainability in some of these areas.

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR008	Site Address:	Land adjoining Mans Hill, Burghfield Common, RG7 3BD	Development Potential:	315 dwellings (10.5ha at 30dph)
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Recommendation:
The site is not recommended for allocation

Justification:
The site is located on the edge of Burghfield, extending out into the countryside. The site is rural in nature and development would have an impact on the landscape character and the character of the built environment.

Development of the whole site is out of keeping with the village's role and function within the settlement hierarchy and other sites within Burghfield Common are considered to be better related to the existing settlement.

Discussion:
Site Description:
The site is located to the south east of Burghfield Common, spanning either side of Mans Hill. The northern part of the site is well related to the existing settlement, although the southern parts are poorly related.

Development on this scale would be out of keeping with the role and function of Burghfield Common as a Rural Service Centre within the settlement hierarchy.

Landscape:
No landscape character assessment work has been carried out for this area. However, development of the site would have an impact on the character of the landscape.

Flood Risk:
The site is at risk from surface water flooding. It is also within FZ1. An FRA and appropriate mitigation, including SUDs would be required.

Highways /Transport:
Highways have not been consulted on this site.

Access to the site, via Mans Hill, is poor and would need significant improvements and road safety is considered an issue.

Ecology:
The site is within a BOA and partly within a BAP habitat.
There is ancient woodland adjacent to the site. Appropriate buffers would be required.

Archaeology:
No known archaeological issues on the site

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

Environmental Health:
No known air quality, noise or contamination issues

Minerals and Waste:
Site is partially underlain by gravel, borehole data for the site indicates that the depth and quality of mineral deposits are such that policies 1 & 2 of the RMLP are not an issue.

No known waste issues.

Land use planning consultation zone:

Site Selection – Site Commentary

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

Environment Agency:

The site is within SPZ2 and has an ordinary watercourse within it.

Thames Water:

TW not consulted on this site

Parish Council:

The Parish Council raised concern relating to the access to the site via Mans Hill. The road is poor quality and would need to be upgraded. The site would extend Burghfield Common to the east, and any development on this site would be highly visible. The Parish Council would not like to see this site developed.

[At preferred options the parish council did not comment on this site.](#)

Preferred Options consultation key issues:

- [Mans Hill is a genuine country lane which help Burghfield Common to retain some of its rural character](#)
- [Need to protect Burghfield Common's character.](#)

[Detailed comments were also received from the site promoter mainly regarding why details submitted as part of the planning application had not been taken into account in the site assessment process.](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA did not highlight any significant sustainability issues with the site. The impact would predominantly be neutral. [The site is close to local services and facilities within the village, and would provide opportunities for walking, cycling and public transport. Negative sustainability issues exist in relation to Road Safety, impact on landscape and the built environment, as well as being a greenfield site at risk of flooding. Mitigation measures would reduce some of the impact on sustainability in some of these areas.](#)

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

[although there are a number of negative impacts on sustainability. The site scores positively in terms of access to local services and facilities and opportunities for walking, cycling and public transport, but development is likely to have a negative impact on the character of the landscape and built environment. The site is also within a surface water flood risk area, although mitigation could reduce this impact.](#)

Proposed development (from SHLAA submission):

An outline planning ~~permission~~ [application](#) for the site was submitted in May 2014 for 210 dwellings (40% affordable) with access from Mans Hill ([14/00962/OUTMAJ](#)). [Application refused and dismissed at appeal. A second application was submitted in November 2014 for 197 dwellings \(40% affordable housing\) with access from Mans Hill \(14/03001/OUTMAJ\). The application was refused. The appeal for 14/00962 considered the smaller scheme for 197 dwellings. The appeal was dismissed. Second planning application received August 2015 for 70 dwellings on the southern part of the site 15/02019/OUTMAJ.](#)

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR008A	Site Address:	Land to the south of adjoining Mans Hill, Burghfield Common, RG7 3BD
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Development Potential:	70 dwellings (Application 15/02019/OUTMAJ)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

<p>Key Issues:</p> <ul style="list-style-type: none"> - Scale of proposed development in relation to size and function of the settlement - Relationship to existing development in Burghfield Common - Greenfield - Potential flood risk (surface water and ground water) - AWE middle consultation zone

Site Assessment

Parish Council consultation response:	<p>Concerns raised in relation to access to the site. Mans Hill is not a good road and would need to be upgraded. The site would extend Burghfield to the east and any development on the site would be highly visible. The Parish Councils would not like to see this site developed.</p> <p>At preferred options the parish council did not comment on this site.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		U	14/00962/OUTMAJ. Application for 210 dwellings. Pending consideration. 15/02019/OUTMAJ. Application for 70 dwellings – Aug 2015.
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Significant detrimental impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	The whole site is large compared to the village as a whole, and would extend the village to the south east. Development of the whole site would change the character of the village. Development of this smaller section would not be of an inappropriate scale, although it is expected that the whole site (BUR008) would be promoted in the future, which would be inappropriate in scale to the role and function of the settlement.
Within settlement boundary		N	Adjacent to the settlement boundary

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	U	
	Surface water flood risk	Y	The site is at risk from surface water flooding
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	Y	Access to the site is poor. Mans Hill would need to be widened to allow suitable access.
	Highway network suitability		Highways assessment has not been carried out on this site.
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station.
	Footways/Pavements	U	Pavements are present throughout the village, although are not present on Mans Hill itself.
Landscape	Located in AONB	N	
	Located within an Area of High	Not	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
	Landscape Sensitivity (from Core Strategy LSS)	Assessed	
	Other		
Green Infrastructure	Open Space / Playing Field / Amenity Space nearby	U	Site is quite close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	U	The site is quite close to local play facilities.
Ecology / Environmental / Geological	Protected species	U	Part of the site is a BAP Habitat
	Ancient woodland	A	Site is adjacent to ancient woodland.
	Tree Preservation Orders	N	Part of the site is wooded The site is adjacent to woodland , although the woodland is not protected by TPOs.
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (E.g. BOA)	Y	Site is within Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to Settlement	U	Site is separated into two areas by Mans Hill The site is not adjacent to the existing residential development (separated by woodland).
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	Site is near to some historic houses
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water Supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater Source protection zone (SPZ)	Y	The site is within SPZ2 and has an ordinary watercourse within it running close to the site.
AWE consultation Zone	Middle	Y	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	The site is partially underlain by gravel deposits, but borehole data indicates the depth and quality of deposits are such that Policy 1 & 2 of the RMLP are not considered to be an issue.
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: BUR008 , BUR005 , BUR002		Development of the whole of BUR008 is considered inappropriate for the role and function of Burghfield Common in the settlement hierarchy.
Other (anything else to be considered)	Recent Planning History: 14/00962/OUTMAJ – 210 dwellings – refused, dismissed on appeal (Mar 15) 14/03001/OUTMAJ - 197 dwellings – refused (Feb 2015) 15/02019/OUTMAJ – 70 dwellings – pending consideration (Aug 15)		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR008A	Site Address:	Land <u>south of</u> adjoining Mans Hill, Burghfield Common, RG7 3BD	Development Potential:	70 Dwellings (Planning Application 15/02019/OUTMAJ – Aug 2015)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is relatively close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field so development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	Accessible to facilities in village, including leisure centre and football pitch, but existing road access is poor		
	Will it protect and enhance green infrastructure across the district?	0	Site is quite close to local amenity spaces and children's play areas.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Accessible to local facilities and within walking distance of schools. Limited local employment opportunities		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling, but no pavement linking to village.	Footpath would need to be provided	There are opportunities for sustainable travel with regular bus services to Reading. This should have a generally positive impact on environmental sustainability although there will undoubtedly be a heavy reliance on the private car for many journeys. The split site and narrow road access could have negative environmental impacts.
	Will it reduce the number of road traffic accidents and improve safety?	-	Mans Hill is a narrow road and there are safety concerns. The site is split into two parts, north and south of the road.	Could be mitigated with road improvements	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	Part BAP habitat. Adjacent to ancient woodland	Appropriate buffers would be required.	The change in character to this rural area could have negative impact on environmental sustainability. Mitigation could help to reduce this impact.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	This site has a very rural character and development on this scale would impact on the setting of the village.	Careful design and appropriate landscaping would be required.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development of the whole site would change the character of the built environment. <u>The site is not adjacent to existing development, and therefore, is poorly related to the existing settlement pattern.</u> The south eastern parts of the site are poorly related to the existing settlement. Development of this size could be considered out of keeping with the role and function of the village within the settlement hierarchy.	Careful design <u>would be required</u>	<p><u>There is likely to be a negative impact on environmental sustainability as the site is not adjacent to the existing development, and therefore would not conserve or enhance the distinctiveness of the character of the built environment.</u> The impact on the built environment, through development which is out of keeping with the settlement role and function could have a negative impact on sustainability. Careful design and a smaller site area could reduce this impact</p>
	Will it conserve and enhance the significance of the District's heritage assets?	0	Site is near to some historic houses		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Unlikely to be any significant sustainability issues
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land	-	Site is greenfield		Development on greenfield land has negative impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and buildings?				on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Surface water flood risk area	An FRA would be required and appropriate mitigation including SUDs provided. Flood mitigation is proposed as part of the planning application.	Flooding can have a negative impact on all elements of sustainability. Mitigation measures, including SUDs, can help to reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects, although there are both a number of positive and negative impacts as a result of development.

The site is close to local services and facilities within the village, and would provide opportunities for walking, cycling and public transport. Negative sustainability issues exist in relation to Road Safety, impact on landscape and the built environment ([as the site is not adjacent to the existing settlement](#)), as well as being a greenfield site at risk of flooding. Mitigation measures would reduce some of the impact on sustainability in some of these areas.

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR008A	Site Address:	Land adjoining to the south of Mans Hill, Burghfield Common, RG7 3BD	Development Potential:	70 dwellings (planning application 15/02019/OUTMAJ Aug 2015)
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Recommendation:

The site is not recommended for allocation

Justification:

The site is located on the edge of Burghfield, extending out into the countryside. The site is rural in nature and development would have an impact on the landscape character and the character of the built environment, [as it is poorly related to the existing settlement pattern.](#)

~~Development of the whole site is out of keeping with the village's role and function within the settlement hierarchy and e~~ Other sites within Burghfield Common are considered to be better related to the existing settlement.

Discussion:

Site Description:

The site is located to the south east of Burghfield Common, ~~to the south of~~ [spanning either side of](#) Mans Hill. The ~~northern part of the site is well related to the existing settlement, although the southern parts~~ [site is](#) are poorly related [to the existing settlement pattern as it is not adjacent to it. It is considered likely that this site could be phase one of a larger development of the whole of BUR008 in the future. Development of the whole site \(BUR008\) would be](#) Development on this scale would be out of keeping with the role and function of Burghfield Common as a Rural Service Centre within the settlement hierarchy.

Landscape:

No landscape character assessment work has been carried out for this area. However, development of the site would have an impact on the character of the landscape.

Flood Risk:

The site is at risk from surface water flooding. It is also within FZ1. An FRA and appropriate mitigation, including SUDs would be required. [Flood mitigation is proposed as part of the planning application.](#)

Highways /Transport:

Highways have not been consulted on this site, [but consideration of the highways impact will be considered as part of the planning application.](#)

Access to the site, via Mans Hill, is poor and would need significant improvements and road safety is considered an issue.

Ecology:

The site is within a BOA and partly within a BAP habitat.

There is ancient woodland adjacent to the site. Appropriate buffers would be required.

Archaeology:

No known archaeological issues on the site

Education:

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

Environmental Health:

No known air quality, noise or contamination issues

Minerals and Waste:

Site is partially underlain by gravel. ~~b~~Borehole data for the site indicates that the depth and quality of mineral deposits are such that policies 1 & 2 of the RMLP are not an issue.

Site Selection – Site Commentary

No known waste issues.

Land use planning consultation zone:

The site is in the middle AWE consultation zone. ~~Consultation with ONR would be required. Consultation with ONR on the principle of development in the East Kennet Valley will be carried out as part of the preferred options consultation.~~ [At Preferred Options ONR confirmed that they do not have any issues with the amount of development proposed for Burghfield Common.](#)

Environment Agency:

The site is within SPZ2 and has an ordinary watercourse within it.

Thames Water:

TW not consulted on this site

Parish Council:

The Parish Council raised concern relating to the access to the site via Mans Hill. The road is poor quality and would need to be upgraded. The site would extend Burghfield Common to the east, and any development on this site would be highly visible. The Parish Council would not like to see this site developed.

[At preferred options the parish council did not comment on this site.](#)

Preferred Options consultation key issues:

- [Mans Hill is a genuine country lane which help Burghfield Common to retain some of its rural character](#)
- [Need to protect Burghfield Common's character.](#)

[Detailed comments were also received from the site promoter mainly regarding why details submitted as part of the planning application had not been taken into account in the site assessment process.](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA did not highlight any significant sustainability issues with the site. The impact would predominantly be neutral, although there are a number of negative impacts on sustainability. [The site is close to local services and facilities within the village, and would provide opportunities for walking, cycling and public transport. Negative sustainability issues exist in relation to Road Safety, impact on landscape and the built environment \(as the site is not adjacent to the existing settlement\), as well as being a greenfield site at risk of flooding. Mitigation measures would reduce some of the impact on sustainability in some of these areas. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

~~The site scores positively in terms of access to local services and facilities and opportunities for walking, cycling and public transport, but development is likely to have a negative impact on the character of the landscape and built environment. The site is also within a surface water flood risk area, although mitigation could reduce this impact.~~

Proposed development (from SHLAA submission):

[An outline planning permission for the site was submitted in August 2015 for 70 dwellings \(40% affordable\) with access from Mans Hill.](#)

[A previous application for the whole site \(BUR008\) was submitted in May 2014 for 210 dwellings \(40% affordable\) with access from Mans Hill \(14/00962/OUTMAJ\). This application was refused and dismissed at appeal. A second application for the whole site was submitted in November 2014 \(14/03001/OUTMAJ\). This application was refused. The appeal on 14/00962/OUTMAJ was asked to consider development of up to 197 dwellings. The appeal was dismissed.](#)

~~An outline planning permission for the site was submitted in May 2014 for 210 dwellings (40% affordable) with access from Mans Hill.~~

Site Selection – Site Commentary

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR009	Site Address:	Land at Clayhill, Burghfield, Reading, RG30 3SL
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Development Potential:	120 47 dwellings (3.9ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

- Key Issues:
- Greenfield
 - Not adjacent to settlement boundary / Relationship to settlement
 - Potential flood risk
 - AWE middle consultation zone

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR011	Site Address:	Benhams Farm, Hollybush Lane, Burghfield Common
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Development Potential:	79 80 dwellings (2.63ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- AWE outer consultation zone

Site Assessment

Parish Council consultation response:	Comments also associated with BUR006 and BUR007. Parish Council do not wish to see development in this area of the village. Concern regarding traffic generation and impact on Hollybush Lane and flooding At preferred options the parish council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		NP	Part of the site has permission for demolition of May Cottage and construction of 2 new dwellings and an access road. (14/01395/FULD). A number of other planning applications have been submitted and refused. Current planning application (15/01698) under consideration (Aug 2015)
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	A	Adjacent to an area of surface water flood risk
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access to the site could be achieved with appropriate sight lines.
	Highway network suitability	Y	Development would generate approximately 474 daily vehicle movements, including about 47 during the 08:00 to 09:00 AM peak. Additional traffic will have some impact on Hollybush Lane that will need to be mitigated with traffic calming replaced and consideration given to how parking, traffic and pedestrians relating to the school would be managed.
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station.
	Footways/Pavements	Y	Footpaths are present throughout the village.
Landscape	Located in AONB	N	
	Located within an area of High	Not	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	The site is close to local amenity space
	Rights of Way affected	A	
	Play areas nearby	Y	The site is close to local play facilities.
Ecology / Environmental / Geological	Protected species	Y	Wetlands to the north of the site would need protecting. Potential for bats and badgers. Extended phase 1 habitat survey required.
	Ancient woodland	A	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	Y	Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Historic farmstead in south west corner of the site. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water Supply	Y	TW do not have concerns regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
AWE consultation Zone	Groundwater Source protection zone (SPZ)	Y	SPZ2
	Middle	N	
Proximity to railway line	Outer	Y	
		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	The site is completely underlain by gravel deposits. Policy 1 & 2 of the RMLP needs to be considered.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> BUR006, BUR007		
Other (anything else to be considered)	<p><u>Recent Planning History:</u> 14/00410/FULD (demolition, construction of 2 dwellings an access road) – Refused (May 14) 14/01395/FULD (demolition, construction of 2 dwellings and access road) – Approved (Sept 14) 14/01635/FULD – invalid (Feb 15) 14/03205/FULD (demolition, construction of 2 dwellings and access road) – Refused (Mar 14) – Appeal lodged (May 15) 15/00425/OUTD – 4 detached self build dwellings – Refused (May 15) – Appeal lodged (May 2015) 15/01698/OUTD – 3 detached self build dwellings – Pending consideration (Aug 15)</p> <p>If planning permission was to be granted for either 15/00425 or 15/01698 it could impact on access to the remainder of the site, limiting future development potential.</p>		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR011	Site Address:	Benhams Farm, Hollybush Lane, Burghfield Common	Development Potential:	79 80 dwellings (2.63ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field so development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	Very accessible to leisure centre and school.		
	Will it protect and enhance green infrastructure across the district?	0	Site is close to local amenity spaces and children's play areas.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Accessible to local facilities and very close to school. Limited local employment opportunities		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling. There is no pavement on the west side of Hollybush Lane.	Potential to provide footpath along Hollybush Lane	There are opportunities for sustainable travel with regular bus services to Reading. This should have a generally positive impact on environmental sustainability although there will undoubtedly be a heavy reliance on the private car for many journeys.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Potential to include a safe crossing of Hollybush Lane.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	There are wetlands to the north of the site that would need to be protected. The site is within a BOA. There is potential for bats and badgers on the site.	Extended Phase 1 Habitat Survey required. There would be an opportunity to extend the POS to the north west in an easterly direction.	Development could have a negative impact on environmental sustainability unless appropriate mitigation measures are introduced.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					While the site is not at risk from flooding SUDs are required to ensure that development would not have a negative impact on flood risk elsewhere.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

There are no significant sustainability issues on this site. The site is close to local services and facilities, with opportunities for walking, cycling and public transport, this has a positive impact on sustainability. Development of the site could lead to a negative impact on environmental sustainability unless suitable mitigation measures are introduced. The site is greenfield which will have a negative impact on sustainability. Mitigation measures such as good design techniques would help to mitigate this impact.

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR011	Site Address:	Benhams Farm, Hollybush Lane, Burghfield Common	Development Potential:	79 80 dwellings (2.63ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

Development of the site would extend the village to the west, and would not be that well related to the existing settlement, as it would change the character of the existing settlement pattern. Other sites within the village are better related to the existing settlement pattern.

[The current planning permission for the site would allow access to be retained to the larger site, however, the application currently under consideration \(August 2014\) would result in a private drive way being provided, this would not be an adequate access for the remainder of the site, and therefore, the site as a whole would be undeliverable.](#)

Discussion:

Site Description:

The site is located to the west of Burghfield Common. The site is close to local services and facilities and has easy access to the countryside. A public right of way runs along the eastern boundary of the site, and would need to be protected should the site be developed.

Landscape:

No landscape character assessments have been carried out for this area

Flood Risk:

The site is within FZ1 and is adjacent to an area of surface water flood risk. Anecdotal evidence indicates that there are some drainage issues on the site. An FRA and SUDs would be required.

Highways /Transport:

Traffic generated by the development will have some impact on Hollybush Lane. Traffic calming would need to be replaced and consideration given to the parking, traffic and pedestrians associated with the school.

A suitable access, with appropriate sight lines would be possible onto Hollybush Lane.

There are regular bus services linking the village to Tadley, Mortimer, Mortimer railway station and Reading.

Footways are available throughout the village.

Ecology:

There are wetlands to the north of the site which would need to be protected. The site is within a BOA with potential for badger and bats. ~~An extended phase 1 habitat survey would be required.~~ [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

There would be an opportunity to extend the public open space to the northwest in an easterly direction.

Archaeology:

There is a historic farmstead in the south west corner of the site. Further assessment would be required, but it is unlikely to impact on deliverability.

Education:

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

Environmental Health:

Site Selection – Site Commentary

No known air quality, noise or contamination issues

Minerals and Waste:

The site is underlain by gravel, with potential for extraction to take place. Consideration of policy 1 & 2 of the RMLP would be needed.

No known waste issues.

Land use planning consultation zone:

The site is in the outer AWE consultation zone. Consultation with ONR is not required.

Consultation with ONR on the principle of development in the East Kennet Valley will take place as part of the preferred options consultation.

Environment Agency:

The site is within FZ1

Thames Water:

No issues identified relating to water supply capability.

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

A drainage strategy would be required.

Parish Council:

The Parish Council see this site linked to BUR007. They would not like to see either site developed. There is concern relating to additional traffic along Hollybush Lane. There is no natural boundary to the site and therefore, there is concern that should the site be developed additional land beyond the site would be developed. Surface water and drainage issues exist on the site.

[At the preferred options stage the parish council did not comment on this site.](#)

Preferred Options consultation key issues:

[Comments only received from the site promoter.](#)

- [All sites being considered are outside the settlement boundary](#)
- [Ecological report accompanied site submission](#)
- [Awaiting further information on archaeology](#)
- [Proposed allocations do not meet housing requirement in the area](#)
- [Site is well screened which would limit impact on countryside](#)
- [Access from Acorn Gardens](#)
- [Improved use of open space at Acorn Gardens/Bramble Close](#)
- [No impact on employment](#)
- [Close to education facilities](#)
- [Planning permission granted for access from Hollybush Lane, would be acceptable for 80 dwellings](#)
- [Site under option to developer.](#)

SA/SEA:

The SE/SEA does not highlight any significant sustainability issues and shows a predominantly neutral impact on sustainability. There are a number of positive impacts on sustainability as the site is close to local services and facilities with opportunities for walking, cycling and public transport. Development could lead to a negative impact on environmental sustainability unless suitable ecological mitigation measures are introduced. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is proposed for a low density development of approximately 40 dwellings, including affordable housing.

Site Selection – Site Commentary

Planning permission has been granted for demolition of May Collage and construction of two replacement dwellings and an access road (14/01395/FULD), a second similar application is going to appeal (14/03205/FULD). Two additional applications have been submitted for construction of 4 self build dwellings (15/00425/OUTD – refused going to appeal) and 3 self build dwellings (15/01698/OUTD – pending consideration (Aug 15)). Comments received during the preferred options consultation indicate that the access road granted permission by the above planning application (14/03205/FULD) would be acceptable to service 80 dwellings. The access proposed for application 15/01698 is not proposed to be an adopted road, and therefore, would not be suitable as an access road for development on the remainder of the site.

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR015	Site Address:	Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common
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Development Potential:	287 dwellings (9.56ha at 30dph) 100 dwellings	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Potential flood risk (groundwater)
- Telegraph poles across the site
- AWE middle consultation zone

Site Assessment

Parish Council consultation response:	<p>This site is one of the preferred sites for development, should development be required in the village. Parish Council see the site as being suitable for approximately 50 dwellings.</p> <p>At the preferred options the Parish Council stated that assuming both Man's Hill and Firlands were refused they would prefer to see development to be directed to BUR002/002A/004, as it was considered that development on this site would be more visually obtrusive, larger scale and would result in the loss of agricultural land as well as reduce the space between Burghfield Common and Burghfield Village.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	U	Potential drainage issues on the site.
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Appropriate sight lines can be achieved on to Clayhill Road.
	Highway network suitability	Y	Development would generate approximate 630 daily vehicle movements, including about 63 during the 08:00 to 09:00 AM peak. The additional traffic generated may be limited, but would need to be assessed via a Transport Assessment .
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station.
	Footways/Pavements	Y	Pavements are available throughout the village
Landscape	Located in AONB	N	
	Located in an area of High Landscape Sensitivity (from Core Strategy LSS)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field /	Y	Site is adjacent to local amenity space

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
	Amenity Space nearby		
	Rights of Way affected	A	PROW runs along the north eastern edge of the site.
	Play areas nearby	Y	The site is adjacent to local amenity space which includes provision for children.
Ecology / Environmental / Geological	Protected species	A	Omer's gully to be protected.
	Ancient woodland	A	To eastern side of the site
	Tree Preservation Orders	A	Along south western edge of the site
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (e.g. BOA)		Adjacent to Biodiversity Opportunity Area
Relationship to surrounding area	Relative scale in relation to existing settlement	Y	
	Incompatible adjacent land uses	N	
Heritage	Archaeology	A	Some high sensitivity historic landscape character along south eastern edge. Historic farmstead just outside. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Telegraph poles cross the site
	Water Supply	N	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source protection zone (SPZ)	Y	20% of the site is within SPZ2 and 80% of the site is within SPZ3. Ordinary watercourse present.
AWE consultation Zone	Middle	Y	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	The site is partially underlain by gravel deposits. Policy 1 & 2 of the RMLP needs to be considered.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> BUR003, BUR002, BUR002A, BUR004		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR015	Site Address:	Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common	Development Potential:	287 dwellings (9.56ha at 30dph) 100 dwellings
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field so development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	Accessible to facilities in village, including leisure centre and football pitch		
	Will it protect and enhance green infrastructure across the district?	?	Site is adjacent to local amenity space and close to children's play area. PROW runs along the north eastern edge of the site	The ROW would need to be protected	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Accessible to local facilities and within walking distance of schools. Limited local employment opportunities		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling. To access a wider range of higher level services there would be heavy reliance on the car.		There are opportunities for sustainable travel with regular bus services to Reading. This should have a generally positive impact on environmental sustainability although there will undoubtedly be a heavy reliance on the private car for many journeys.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	Adjacent to Biodiversity Opportunity Area. Omer's gully to be protected. The site is adjacent to ancient woodland, TPOs and a local wildlife	Appropriate mitigation to protect Omer's gully would be required. Appropriate buffers would be	Without appropriate mitigation there could be a negative impact on environmental

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	0	The site is adjacent to an area of surface water flood risk, with anecdotal evidence of drainage issues on the site.	SUDs would be required	Flooding can have a negative impact on all elements of sustainability. While the site is not at risk from flooding SUDs are required to ensure that development would not have a negative impact on flood risk elsewhere.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The site is for housing only however the development of housing contributes towards economic sustainability through the construction stage and the lifetime of the development. The impact on the agricultural holding could be mitigated by the land owner providing additional land elsewhere.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	?	Housing development contributes towards economic development through the construction stage and through the lifetime of the development (providing a workforce and customers). The greenfield site is for housing only. Development of the site would result in the loss of land associated with agriculture, which would impact on the farming business of the tenant	The land owner have confirmed that additional land could be provided to the farmer if required to mitigate the loss of agricultural land used as part of the farming business.	
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site is close to local services and facilities with opportunities for walking, cycling and public transport all of which have a positive impact on sustainability. There is a potential negative impact on environmental sustainability without appropriate ecological mitigation measures. The site is greenfield which has a negative impact on environmental sustainability. Mitigation measures such as good design techniques would help to mitigate this impact. [Housing development contributes towards economic sustainability in the short term during the construction stage of the site it is not seen to promote key business sectors and business development in the longer term. Development of this site would result in the loss of agricultural land. The land owner has stated that mitigation in the form of additional land elsewhere close to the farm could be provided if required, however, this gives an uncertain sustainability impact.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR015	Site Address:	Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common	Development Potential:	287 dwellings (9.56ha at 30dph) 100 dwellings
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Recommendation:

The site is recommended for allocation.

Justification:

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

[The site area proposed for development is approximately half of the original site submitted for development, following the field fence through the site.](#)

Discussion:

Site Description:

The site is located to the north east of Burghfield Common, close to local services and facilities within the village and with good access to the countryside.

A public right of way runs along the north eastern edge of the site and would need to be protected.

Landscape:

No landscape character assessments have been carried out for this area.

Flood Risk:

The site is within FZ1 and adjacent to an area at risk from surface water flooding. Anecdotal evidence suggests that there are drainage issues on the site.

SUDs would need to be provided on site.

Highways /Transport:

Traffic generated from development of the site is considered to be limited, but would need to be assessed via a TA [Transport Assessment](#).

Appropriate sight lines could be achieved onto Clayhill Road.

There are regular bus services to Tadley, Mortimer, Mortimer railway station and Reading.

Ecology:

OMER's gully is located within the site and would need to be protected. The site is adjacent to ancient woodland, TPOs and a Local wildlife site. Appropriate buffers would need to be provided.

Archaeology:

No known archaeology, assessment work would need to be carried out.

Education:

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

Environmental Health:

No known air quality, noise or contamination issues

Minerals and Waste:

The site is partly underlain by gravel deposits. Consideration of policies 1 & 2 of the RMLP would be required.

No known waste issues

Site Selection – Site Commentary

Land use planning consultation zone:

The site is within the middle AWE consultation zone ~~meaning consultation with ONR would be required. This will be done as part of the preferred options consultation.~~ [ONR did not raise any concern at preferred options regarding this level of development in Burghfield Common.](#)

Environment Agency:

20% of the site is within SPZ2 and 80% of the site is within SPZ3. There is also an ordinary watercourse within the site.

Thames Water:

Concerns regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

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

A water supply and drainage strategy would be required.

Parish Council:

The Parish Council see this as one of the preferred sites for development, should development be required in the village. The site is seen as being suitable for approximately 50 dwellings.

[At the preferred options the Parish Council stated that assuming both Mans Hill and Firlands were refused they would prefer to see development to be directed to BUR002/002A/004, as it was considered that development on this site would be more visually obtrusive, larger scale and would result in the loss of agricultural land as well as reduce the space between Burghfield Common and Burghfield Village.](#)

Preferred Options consultation key issues:

- [General – pressure on village. Received less publicity than Firlands and Mans Hill so people less well informed.](#)
- [Principle of development – over development, Greenfield site etc](#)
- [Highways and Transport – congestion, traffic generation, won't encourage walking and cycling, road safety. Clayhill Road considered busy, public transport \(mixed views\), parking issues \(parents at school etc\).](#)
- [Infrastructure – pressure on services and facilities including concern over sewerage.](#)
- [Ecology – loss of wildlife, proximity to ancient woodland. Impacts could be mitigated?](#)
- [Landscape/setting – concern over prominence and impact on setting.](#)
- [Employment – concern raised by farmer over the impact on Pondhouse Farm.](#)
- [Flooding- drainage issues.](#)
- [Pollution – air, noise, light.](#)

[For consultation responses and Council response, please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA does not highlight any significant sustainability issues. The site is close to local services and facilities with opportunities for walking, cycling and public transport all of which have a positive impact on sustainability. There is a potential negative impact on environmental sustainability without appropriate ecological mitigation measures. [The site is greenfield which has a negative impact on environmental sustainability. Mitigation measures such as good design techniques would help to mitigate this impact. Housing development contributes towards economic sustainability during the construction stage of the site and through the lifetime of the development as it will provide a workforce and increased population using local economies. Housing development contributes towards economic sustainability in the short term during the construction stage of the site it is not seen to promote key business sectors and business development in the longer term. Development of this site would result in the loss of agricultural land. The land owner has stated that mitigation in the form of additional land elsewhere close to the farm could be provided if required, however, this gives an uncertain sustainability impact.](#)

Proposed development (from SHLAA submission):

The site is proposed for housing on all or part of the site, where this is supported by local people. Development of the site would conserve and enhance the habitats along the adjoining stream and create new habitats on site. [The site promoter supports the allocation of the site for approximately 100 dwellings.](#)

Site Selection – Site Commentary

[The land owner has confirmed that alternative land could be made available for the tenant farmer should the site be allocated for development.](#)

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR017	Site Address:	Land at Hunters Hill, Burghfield Common
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Development Potential:	23 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

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

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR018	Site Address:	GDBA Hillfields, Burghfield Common, Reading, RG7 3YG
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Development Potential:	420 dwellings (14ha at 30dph)	SHLAA Assessment:	
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Summary of Site Assessment

Key Issues:

- [Inappropriate in scale to the role and function of Burghfield Common](#)
- [Relationship to Burghfield Common – adjacent to Burghfield Village not Burghfield Common settlement boundary](#)

Site Assessment

Parish Council consultation response:	The site was submitted as part of the preferred options consultation, therefore, the Parish Council have not commented on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	The site is of a scale that would be inappropriate to the scale and function of Burghfield Common as a rural service centre.
Within settlement Boundary		N	The site is not adjacent to the Burghfield Village settlement Boundary, not Burghfield Common.

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR019	Site Address:	Haycroft, Reading Road, Burghfield Common, RG7 3NH
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Development Potential:	<5 dwellings	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

Site was originally part of BUR002 but the Site promoter requested that the site be considered separately to the larger site for inclusion within the settlement boundary.

Site is promoted for less than 5 dwellings.

Site Assessment

Parish Council consultation response:	<i>Comment made on BUR002, this site on its own was not considered by the Parish Council: Access to the site could be an issue. Waste water and flooding are potential issues. The site is reasonably well screened. The Parish Council would rather see smaller sites (BUR004 and 002A) developed than the whole site.</i>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	Site promoted for 3-4 dwellings
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		P	<i>Part of the site is within the settlement boundary (that which makes up the access road). The majority of the site is adjacent to the settlement boundary. Site requested to be included within the settlement boundary review.</i>

* Any 'yes' response will rule the site out

Mortimer Site Assessments

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR001	Site Address:	Land at Kiln Lane, Mortimer
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Development Potential:	151 Dwellings (5.04ha at 30dph) 110 dwellings	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Surface water flood risk
- Right of way crosses the site
- AWE outer consultation zone

Site Assessment

Parish Council consultation response:	<p>This site is seen as extending the boundary of Mortimer. Access to the site is not good, and cannot see how access to the site could be gained except via The Street, which would be on a bend. There are drainage issues on the site as a drain runs through the site to the brook south of the site.</p> <p>At preferred options the Parish Council did not specifically comment on this site. They stated in their comments that they would like the Neighbourhood Development Plan to allocate the sites within the village.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	A	The southern edge of the site is adjacent to an area at risk from surface water flood risk.
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Appropriate sight lines could be obtained onto The Street.
	Highway network suitability	N	Development likely to generate approximately 600 daily vehicle movements including approximately 60 during the 08:00 to 09:00AM peak. it is considered that this would have a limited impact on the highway network. A transport assessment would be required.
	Public Transport network	Y	30 min bus service between Mortimer Station and Reading station passes the site (Monday – Saturday).
	Footways/Pavements	Y	There are pavements throughout Mortimer, although the pavement here is narrow and on the opposite side of the road to the site
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core	Not Assessed	

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
	<i>Strategy LSS)</i>		
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Close to recreation ground
	Rights of Way affected	Y	Right of way crosses the centre of the site
	Play areas nearby	Y	Close to play facilities at the recreation ground
Ecology / Environmental / Geological	Protected species	N	None known. An extended phase 1 Habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is on the edge of the settlement, close to local services and facilities.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Archaeological potential within the south of the site. There is a former brick making archaeology site adjacent to the south east of the site.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW did not make any comments relating to this site
	Wastewater	U	TW did not make any comments relating to this site
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR001	Site Address:	Land at Kiln Lane, Mortimer	Development Potential:	451 dwellings (5.04ha at 30dph) 110 dwellings
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is within walking distance to local services and facilities as well as open countryside		The site is located on the edge of Mortimer, but within walking or cycling distance of local services and facilities and open countryside that would help to support an active healthy lifestyle, therefore, the site would have a positive impact on social and environmental elements of sustainability.
	Will it increase opportunities for access to sports facilities?	+	Site is close to sports facilities at the recreation ground, rights of way and open countryside.		
	Will it protect and enhance green infrastructure across the district?	?	A right of way crosses the site	Right of way would need to be protected through scheme design	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are a range of services and employment opportunities close to Mortimer, although employment facilities within Mortimer itself are limited.		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Regular bus services pass through the village. There is a station close to the village, although not within the village itself. There are local facilities and services within walking or cycling distance of the site.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	The site is unlikely to have an impact on biodiversity or geodiversity.	An extended Phase 1 Habitat Survey would be required.	Development is unlikely to have an impact on any element of sustainability, although a habitat survey could indicate protected
	Will it conserve and	-	The site is surrounded three sides by	Mitigation measures would be	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?		countryside. Development of the site would have an impact, but the degree of this impact is unknown.	required as advised by a Landscape and Visual Impact Assessment.	species on the site, which could mean development may have a negative impact on environmental sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is located on the edge of but quite well related to, the existing settlement.		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	The site is unlikely to have an impact on the District's heritage assets. There is archaeology to the south of the site.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on the District's cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on the District's cultural assets		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	The site is unlikely to have an impact on air quality		Unlikely to have an impact on any element of sustainability
	Will the site be at risk from, or impact on, noise levels?	0	The site is unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	?	The southern edge of site is adjacent to an area of surface water flood risk.	SUDs would need to be provided.	Good design of any proposed development should mean there is no impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects, [whether the development potential is 150 as originally assessed, or 110 as suggested by the site promoter](#),

The site scores positively in terms of the promotion of active, healthy lifestyles and opportunities for walking, cycling or public transport. There is potential for development on the site to have a negative impact on the character of the countryside, but should any development take place mitigation measures would need to be put in place. The site itself is not at risk from flooding, but is adjacent to an area which is at risk from surface water flooding; development without appropriate mitigation could lead to an increase risk of flooding, with a corresponding negative impact on sustainability.

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term.

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
Site ID:	MOR001	Site Address:	Land at Kiln Lane, Mortimer	Development Potential:	151 dwellings (5.04ha at 30dph) 110 dwellings

Recommendation:

The site is not recommended for allocation

Justification:

Other sites within the village are close to local services and facilities. Development of this site would have an impact on the character of the landscape as it is surrounded by countryside on three sides.

[Mortimer Parish Council are in the process of producing a Neighbourhood Development Plan which will allocate a site or sites within Mortimer for approximately 100 dwellings. The Council are not looking to allocate sites in Mortimer.](#)

Discussion:

Site Description:

The site is located to the eastern edge of Mortimer, quite close to local services and facilities within the village, including the junior school which is approximately 800m from the site, recreation ground and local shop. A footpath crosses the site, which would need to be preserved should the site be developed.

[The development potential has been reduced as a result of the preferred options consultation as the site promoter has confirmed they would like the site considered for 110 dwellings.](#)

Landscape:

The site is surrounded on three sides by countryside, meaning that there could be an impact on the character of the landscape without appropriate mitigation.

Flood Risk:

The site is within FZ1. ~~Additionally,~~ It is adjacent to an area at risk from surface water flooding.

Highways /Transport:

Traffic generation from the site is expected to be limited. Access to the site could be provided with appropriate sight lines onto The Street.

There are bus stops near to the site with a regular bus service to ~~Tadley, Burghfield, Mortimer train station~~ and Reading.

There is a footway opposite the site, which is narrow in places.

A Transport Assessment would be required.

Ecology:

There are no known ecological issues on the site. ~~although an extended phase 1 habitat assessment would be required.~~ [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

Archaeology:

The site is within a sensitive HLC type of early enclosure, adjacent to a former brickworks. Further assessment would be required, but it is unlikely to impact on deliverability.

Education:

The Infant school in Mortimer is at capacity. There is a small amount of capacity at the Junior School. Secondary school provision is provided by The Willink in Burghfield Common which is close to capacity.

Environmental Health:

No known air quality, noise or contamination issues.

Site Selection – Site Commentary

Minerals and Waste:

No known mineral deposits

No known waste issues.

Land use planning consultation zone:

The site is within the outer AWE consultation zone. The development potential of the site is below the threshold for consultation with ONR.

~~General consultation with ONR on the principle of development within Mortimer will take place as part of the Preferred Options consultation.~~ [ONR have not raised any concerns regarding the proposed level of development in Mortimer.](#)

Environment Agency:

The site is within SPZ2.

Thames Water:

No comments received on this site.

Parish Council:

The Parish Council see this site as extending the boundary of Mortimer. Access is poor and could only be gained from The Street, which would be on a bend. A drain runs through the site taking water to the brook to the south of the site resulting in drainage issues on the site.

[At preferred options the Parish Council did not comment specifically on this site. However, they stated that the allocation of development should be done through the Neighbourhood Development Plan, rather than through the DPD.](#)

Preferred Options consultation key issues:

- [Access onto The Street](#)
- [Portable water across the site](#)
- [Overhead cables/potential buried electricity cable](#)
- [Flooding](#)
- [Impact on ecology \(badgers, owls, deer\)](#)

[Detailed comments were received from the site promoter requesting that the site be reconsidered with a reduced development potential of 110 dwellings.](#)

[For the consultation responses and the Council's response, please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral impact and does not highlight any significant issues, [whether the development potential is assessed as 150 as in the original assessment or for the 110 dwellings promoted by the site promoter](#). Development could have a negative impact on the character of the landscape as it is surrounded by countryside on three sites. Mitigation would be required to minimise this impact. There are a number of positive impacts on sustainability due to the site's location in relation to accessibility to local services and facilities. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

~~No specific proposals for the site have been submitted.~~ [Site promoted for up to 110 dwellings through the Preferred Options consultation.](#)

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR002	Site Address:	Land adjacent to College Piece, Mortimer
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Development Potential:	10 dwellings (0.34ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Whole site wooded and covered by TPOs
- AWE outer consultation zone

Site Assessment

Parish Council consultation response:	Parish Council agreed with the not currently developable assessment of the site. The site description which describes MOR002 as being available for informal recreation is incorrect. There is no public right of access apart from the existing footpath.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Within Settlement Boundary		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	Y	The whole site is wooded and covered by TPOs.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR004	Site Address:	Squirrels Lodge, Mortimer Common
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Development Potential:	4 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has Planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	Y	
Planning Permission	Y	12/00057 - Allowed at appeal
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		Y

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR005	Site Address:	Land adjoining West End Road, Mortimer
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Development Potential:	47-50 Dwellings (1,57ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Surface water flood risk
- AWE outer consultation zone

Site Assessment

Parish Council consultation response:	<p>This site would extend the village to the west. Not considered to be well related to the main area of the village.</p> <p>At preferred options the Parish Council did not comment specifically on this site. They stated that they would like the allocation of sites in Mortimer to come through the Neighbourhood Development Plan.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Appropriate sight lines could be achieved onto West End Road.
	Highway network suitability	N	Development would generate approximately 282 daily vehicle movements, including approximately 28 during the 08:00 to 09:00 AM peak. IT is considered that this would have a limited impact on the highway network. A transport assessment would be required.
	Public Transport network	Y	30 min bus service between Mortimer Station and Reading station (Monday to Saturday).
	Footways/Pavements	Y	There are narrow pavements throughout Mortimer
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Close to recreation ground
	Rights of Way affected	A	Right of way runs along the western boundary of the site
	Play areas nearby	Y	Site is close to play facilities for children at the

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
		recreation ground	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	A	Adjacent to site
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	A	BOA adjacent to site
Relationship to surrounding area	Relationship to settlement	Y	The site is well related to the settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	The site is close to prehistoric burial mounds and archaeological features.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y N	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	Y	SPZ3, High risk to groundwater.
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Site is partially underlain by gravel deposits. Policies 1 & 2 of the RMLP need to be considered.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR005	Site Address:	Land Adjoining West End Road, Mortimer	Development Potential:	47- 50 dwellings (1.57ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is opposite the recreation ground and within walking distance of local services and facilities.		The site is located on the edge of Mortimer, but within walking or cycling distance of local services and facilities and open countryside that would help to support an active healthy lifestyle, therefore, the site would have a positive impact on social and environmental elements of sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is opposite the recreation ground.		
	Will it protect and enhance green infrastructure across the district?	0	A right of way runs along the western edge of the site.	Right of way would need to be protected though site design	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are a range of services and employment opportunities close to Mortimer, although employment facilities within Mortimer itself are limited.		The proximity to local employment opportunities means that the site should have a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Regular bus services pass through the village. There is a station close to the village, although not within the village itself. There are local facilities and services within walking or cycling distance of the site.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is adjacent to a BOA and trees protected by TPOs.	Appropriate buffers for the TPOs would be required. The location of the BOA means that there would be opportunities on the site to improve biodiversity.	With appropriate mitigation development is unlikely to have an impact on any element of sustainability. Without mitigation there would be a negative impact
	Will it conserve and	0	The site would extend the boundary		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?		of the village slightly into the countryside, however, it is unlikely that this would have an impact on the character of the landscape, as the field is well contained and screened.		on environmental sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Site is well related to the existing settlement		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	The site is close to pre-historic burial finds, but the site itself is unlikely to have an impact on heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any element of sustainability
	Will there be an impact noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is Greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	-	Southern half of the site is within an area of surface water flood risk.	An FRA and appropriate mitigation including SUDs would need to be provided.	Part of the site is subject to flood risk, which could lead to a negative impact on social and environmental sustainability should any future development on the site flood. Appropriate mitigation should reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site scores positively in relation to the promotion of active, healthy lifestyles as it is close to local services and facilities. The southern part of the site is an area of surface water flood risk which could have a negative impact on any development that may take place on the site, without appropriate mitigation provided. There is also a potentially negative impact on biodiversity and geodiversity unless appropriate mitigation is provided.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term.

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
Site ID:	MOR005	Site Address:	Land adjoining West End Road, Mortimer	Development Potential:	47 50 dwellings (1.57ha at 30dph)

Recommendation:

The site is [not](#) recommended for allocation

Justification:

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

The site is within FZ1. While the site is at risk from surface water flooding, there is no evidence of the site flooding. An FRA would be required, with appropriate mitigation including SUDs.

[Mortimer Parish Council are in the process of producing a Neighbourhood Development Plan which will allocate a site or sites within Mortimer for approximately 100 dwellings. The Council are not looking to allocate sites in Mortimer.](#)

Discussion:

Site Description:

The site is located to the south west of Mortimer. It is well related to the existing settlement with development on two sides. The site is close to local services and facilities (including the infant school, recreation ground and local shop).

A footpath runs along the eastern boundary of the site and would need to be preserved should the site be developed.

Landscape:

No assessment work has been carried out on the character of the landscape.

Flood Risk:

The southern part of the site is within a surface water flood risk area. The site is within FZ1. An FRA would be required and appropriate mitigation including SUDs provided. Careful design of any development will also help to reduce the risk of flooding.

Highways /Transport:

The impact of traffic generated from the site is considered to be limited, although a Transport Assessment would be required.

Access onto West End Road can be achieved with appropriate sight lines.

The site is close to bus stops with a regular service to Tadley, Burghfield, ~~Mortimer train station~~ and Reading.

Ecology:

There are no known ecological issues on the site. Adjacent to the site there are trees protected by TPOs, although with appropriate buffers this would not impact on deliverability. [The site is adjacent to a Biodiversity Opportunity Area.](#)

Archaeology:

Some archaeological features are present on the site, and the site is close to prehistoric burial mounds. However, this is unlikely to impact on deliverability.

Education:

The Infant school in Mortimer is at capacity. There is a small amount of capacity at the Junior School. Secondary school provision is provided by The Willink in Burghfield Common which is close to capacity.

Environmental Health:

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

Site Selection – Site Commentary

Land use planning consultation zone:

The site is in the outer AWE consultation zone, but due to the development potential consultation with ONR is not required.

~~General consultation with ONR on the principle of development within Mortimer will take place as part of the Preferred Options consultation.~~ [ONR have not raised any concerns regarding the proposed level of development in Mortimer.](#)

Environment Agency:

The site is within SPZ2.

Thames Water:

~~No water supply infrastructure issues envisaged.~~ [Concern regarding Water Supply Capability. The existing network is unlikely to be able to support the demand. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.](#)

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A [water supply and](#) drainage strategy would be required

Parish Council:

The Parish Council sees this as extending the village to the west. The site is not considered to be well related to the main area of the village.

[At preferred options the Parish Council did not comment specifically on this site. However, they stated that the allocation of development should be done through the Neighbourhood Development Plan, rather than through the DPD.](#)

Preferred Options consultation key issues:

- [The NDP should allocate sites in Mortimer](#)
- [Impact on village community](#)
- [Spatial strategy of development in Mortimer](#)
- [Use of brownfield land first](#)
- [Impact on local character](#)
- [Impact on traffic/congestion](#)
- [Parking pressures](#)
- [Poor public transport services](#)
- [Pressure on infrastructure \(schools, doctors, sewage system\)](#)
- [Flood risk](#)
- [Impact on wildlife](#)

[Comments from site promoter supported the allocation of the site.](#)

[For the consultation responses and the Council's response, please see the Statement of Consultation.](#)

SA/SEA:

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site scores positively in relation to the promotion of active, healthy lifestyles as it is close to local services and facilities. The southern part of the site is an area of surface water flood risk which could have a negative impact on any development that may take place on the site, without appropriate mitigation provided. There is also a potentially negative impact on biodiversity and geodiversity unless appropriate mitigation is provided. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is proposed for a mix of dwellings types and sizes, including affordable homes.

Site Selection – Site Commentary

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR006	Site Address:	Land to the south of St John's Church of England School, Victoria Road, Mortimer
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Development Potential:	177 dwellings (5.89ha at 30dph) 110 dwellings	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

<p>Key Issues:</p> <ul style="list-style-type: none"> - Greenfield - Surface water flood risk - Access - Overhead cables - AWE outer consultation zone

Site Assessment

Parish Council consultation response:	<p>This site is seen as the most logical site for the village. Access to the site is ok. Tower House, The Street immediately to the north of the site have been demolished and there is planning permission to replace them with 4 new detached dwellings (applicant is T.A. Fisher). The proposed 170 dwellings are considered too many for the site. Traffic is not seen as a huge issue, as long as a smaller number of houses were proposed. Access to the railway station is not great.</p> <p>At preferred options the Parish Council did not comment specifically on this site. However, they stated that the allocation of development should be done through the Neighbourhood Development Plan, rather than through the DPD.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access to the site is a significant constraint. There is no obvious access to serve this site unless more land is acquired. The Avenue is a private street at is unsuitable for additional traffic unless it is brought up to adoptable public highway standard. Sight lines are also limited. Access arrangements to the site have been agreed with neighbouring site, access will be through the TA Fisher site to the north east of the site.
	Highway network suitability	N	Development would be likely to generate approximately 600 daily vehicle movements, including 60 during the 08:00 to 09:00 AM peak.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
			Concern regarding traffic impact in close proximity to the school. The Avenue, is a private street that is unsuitable for additional traffic unless brought up to adoptable public highway standard.
	Public Transport network	Y	30 min bus service between Mortimer Station and Reading station (Monday to Saturday)
	Footways/Pavements	Y	There are narrow pavements throughout Mortimer
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	No Assessment	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space	Y	Site is close to the recreation ground
	Rights of Way	A	A right of way runs along the eastern boundary of the site
	Play areas	Y	Site is close to play facilities within the recreation ground
Ecology / Environmental / Geological	Protected species	A	Site is close to Great Crested Newt site.
	Ancient woodland	N	
	Tree Preservation Orders	A	A TPO exists to the west of the site
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	N	
Relationship to surrounding area	Relationship to settlement	Y	Well related to the village
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Telecom masts
	Water supply	<u>UN</u>	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2, ordinary watercourse present on the site
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> MOR007		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR006	Site Address:	Land to the south of St John's Church of England Schools, Victoria Road, Mortimer	Development Potential:	477 dwellings (5.89ha at 30dph) 110 dwellings
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is opposite the recreation ground and close to local services and facilities.		The site is located on the edge of Mortimer, but within walking or cycling distance of local services and facilities and open countryside that would help to support an active healthy lifestyle, therefore, the site would have a positive impact on social and environmental elements of sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is opposite the recreation ground		
	Will it protect and enhance green infrastructure across the district?	0	A right of way runs along the eastern boundary of the site	The right of way would need to be preserved as part of any site design.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are a range of services and employment opportunities close to Mortimer, although employment facilities within Mortimer itself are limited.		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Regular bus services pass through the village. There is a station close to the village, although not within the village itself. There are local facilities and services within walking or cycling distance of the site.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	There are TPOs to the west of the site. The site is near to a site with Great Crested Newts.	Appropriate buffered would need to be provided. An extended phase 1 habitat survey would be required.	Development could have a negative impact on environmental sustainability, if appropriate buffers and ecological
	Will it conserve and	0	The site is surrounded by residential		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?		development on three sites, unlikely to impact on the character of the landscape		mitigation is not provided. If appropriate mitigation is provided the impact should neutral.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is unlikely to have an impact on the character of the built environment as it surrounded by development on three sides		The site is well related to the existing settlement, and so is likely to have a positive impact social sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	The site is close to pre-historic burial features, but development on the site is unlikely to have an impact on the district's heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on the District's cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on the District's cultural assets		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	The site is unlikely to have an impact on air quality		Unlikely to have an impact on any element of sustainability
	Will the site be at risk from, or impact on, noise levels?	0	The site is unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Two narrow sections of the site are within an area at risk from surface water flooding.	There is no evidence of flooding on the site. An FRA and appropriate mitigation	Flooding can have an impact on all elements of sustainability. With

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				including SUDs would be required.	appropriate mitigation and good design this impact can be minimised.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

Due to its central location within the village the site scores positively in relation to opportunities for walking and cycling and healthy, active lifestyles. There is potential for flood risk on the site, which could have a negative impact unless appropriate mitigation measures are implemented. Mitigation would also be required in terms of ecology and biodiversity to ensure there would not be a negative impact on environmental sustainability.

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Likelihood: High
Scale: East Kennet Valley
Duration: Permanent
Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
Site ID:	MOR006	Site Address:	Land to the south of St John's Church of England School, Victoria Road, Mortimer	Development Potential:	90-110 dwellings (3ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

~~The site is located to the south of Mortimer, surrounded by residential development on three sides. Close to local services and facilities within the village.~~

~~Access issues would need to be resolved.~~

~~[Mortimer Parish Council are in the process of producing a Neighbourhood Development Plan which will allocate a site or sites within Mortimer for approximately 100 dwellings. The Council will not be allocating development in Mortimer.](#)~~

Discussion:

Site Description:

The site is well related to Mortimer village surrounded on three sides by residential development. The site has good access to local services and facilities as well as the open countryside.

A footpath runs along the eastern boundary of the site and would need to be preserved should any development take place.

Telegraph poles cross the site and would need to be taken into account.

[Only the northern part of the site is proposed for development.](#)

Landscape:

No landscape assessment has been done.

Flood Risk:

The site is within FZ1. The site is at risk from surface water flooding along two small linear lines. An FRA and appropriate mitigation, including SUDs, would be required.

Highways /Transport:

~~[Access to this site is a significant issue, with no obvious access point. The Avenue is a private street, which is unsuitable for additional traffic without being brought up to an adoptable standard. Sight lines at The Avenue / The Street junction are also limited.](#)~~

~~[There is concern regarding additional traffic impact in close proximity to the infant school.](#)~~

[At preferred options access was a significant constraint to development of this site. However, the site promoter has confirmed that access will be gained to the site via the TA Fisher site to the north of the site. This access point is way from the infant school and therefore, would reduce any possible road safety issues with having access close to the school.](#)

There are bus stops with a regular bus service to Tadley, Burghfield, Mortimer train station and Reading near to the site.

Ecology:

The site is close to a site with Great Crested Newts. ~~An extended phase 1 habitat survey is required.~~ [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.](#)

There are trees protected by TPOs adjacent to the site, but with appropriate buffers this should not have an impact on deliverability.

Site Selection – Site Commentary

Archaeology:

There is no known archaeology on this site.

Education:

The Infant school in Mortimer is at capacity. There is a small amount of capacity at the Junior School. Secondary school provision is provided by The Willink in Burghfield Common which is close to capacity.

Environmental Health:

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

Minerals and Waste:

No known mineral deposits.

No known waste issues.

Land use planning consultation zone:

The site is in the outer AWE consultation zone, but due to the development potential consultation with ONR is not required.

~~General consultation with ONR on the principle of development within Mortimer will take place as part of the Preferred Options consultation.~~ [ONR have not raised any concerns regarding the proposed level of development in Mortimer.](#)

Environment Agency:

The site is within SPZ2 and [there is](#) an ordinary watercourse [present on the site](#).

Thames Water:

~~No comments regarding water supply have been received.~~ [Concern regarding Water Supply Capability. The existing network is unlikely to be able to support the demand. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.](#)

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A [water supply and](#) drainage strategy would be required

Parish Council:

This site is seen as the most logical site for the village. Access is considered to be ok. The proposed 170 dwellings are considered too many for the site. Traffic is not seen as huge issues, as long as a smaller number of houses are proposed. Access to the railway station is not good.

[At preferred options the Parish Council did not comment specifically on this site. However, they stated that the allocation of development should be done through the Neighbourhood Development Plan, rather than through the DPD.](#)

[Discussions with the NDP steering group suggest that this site is their preferred site for allocation, to include land safeguarded for a new infant school and doctors surgery.](#)

Preferred Options consultation key issues:

- [NDP should allocate development](#)
- [Impact on character of Mortimer](#)
- [Level of development is not justified](#)
- [Spatial strategy](#)
- [Use of brownfield land before developing on Greenfield sites](#)
- [Pressure on infrastructure \(Schools, doctors, sewage\)](#)
- [Should move the junior school to this site and build on the junior school site](#)
- [Traffic/congestion](#)
- [Access cannot be achieved](#)
- [Parking](#)
- [Limited public transport](#)

Site Selection – Site Commentary

- [Loss of green space](#)
- [Flood risk](#)
- [Impact on wildlife](#)
- [Consultation process](#)

[Response from the site promoter supports the allocation of the site, and is willing to work with who even allocates the site \(the Council or the NDP\).](#)

[For the consultation responses and the Council's response, please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact and does not highlight any significant sustainability issues. Due to its central location within the village the site scores positively in relation to opportunities for walking and cycling and healthy, active lifestyles. There is potential for flood risk on the site, which could have a negative impact unless appropriate mitigation measures are implemented. Mitigation would also be required in terms of ecology and biodiversity to ensure there would not be a negative impact on environmental sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

~~There are many positive impacts as the site is well related to local services and facilities within the village. A small area of flood risk is a potential negative impact, but with appropriate design and mitigation measures, including SUDs, this impact would be minimised. There is potential for a negative impact on ecology and biodiversity, but with appropriate mitigation again this impact would be minimised.~~

Proposed development (from SHLAA submission):

The site is proposed for a mix of dwellings types and sizes, including affordable housing.

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR007	Site Address:	Land behind Six Acre Cottage, Drury Lane, Mortimer Common
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Development Potential:	502 dwellings (1.72ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- Poorly related to the existing settlement, not adjacent to the settlement boundary.
- Greenfield
- Surface water flood risk
- No pavements
- AWE outer consultation zone

Site Assessment

Parish Council consultation response:	Parish Council agreed that this site is poorly related to the village and therefore, agree with the not currently developable assessment.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	Y	Detached and poor relationship to settlement.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR008	Site Address:	Land at north east corner of Spring Lane, Mortimer
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Development Potential:	15 Dwellings (0.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

<p>Key Issues:</p> <ul style="list-style-type: none"> - Greenfield - Surface water flood risk - AWE outer consultation zone
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Site Assessment

Parish Council consultation response:	<p>The site is located on the edge of the Common. Flooding occurred here in 2007 as water flows down Spring Lane. Part of the EA's drainage works are proposed for this location.</p> <p><u>At preferred options the Parish Council did not comment specifically on this site. However, they stated that the allocation of development should be done through the Neighbourhood Development Plan, rather than through the DPD.</u></p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Grassland
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access can be obtained from Spring Lane.
	Highway network suitability	N	Development would be expected to generate approximately 60 daily vehicle movements, including 6 during the 08:00 to 09:00 AM peak. This is expected to have a limited impact on the highway network
	Public Transport network	Y	30min bus service between Mortimer Station and Reading Station (Monday to Saturday).
	Footways/Pavements	Y	There are narrow pavements throughout Mortimer
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to recreation ground
	Rights of Way affected	A	Right of way adjacent to the site
	Play areas nearby	Y	Site is close to play facilities at the recreation

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
		ground	
Ecology / Environmental / Geological	Protected species	N	An extended phase 1 habitat survey required.
	Ancient woodland	N	
	Tree Preservation Orders	A	Right of way passes along the eastern boundary of the site
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Within BOA
Relationship to surrounding area	Relationship to settlement	Y	The site is well located to the existing settlement pattern
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	Possible archaeological interest although no previous work
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2, ordinary watercourse
HSE Hazard Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR008	Site Address:	Land at north east corner of Spring Lane, Mortimer	Development Potential:	15 dwellings (0.5ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is within walking distance to local services and facilities as well as open countryside		The site is located on the edge of Mortimer, but within walking or cycling distance of local services and facilities and open countryside that would help to support an active healthy lifestyle, therefore, the site would have a positive impact on social and environmental elements of sustainability.
	Will it increase opportunities for access to sports facilities?	+	Site is close to sports facilities at the recreation ground, rights of way and open countryside.		
	Will it protect and enhance green infrastructure across the district?	0	Right of way runs along the north eastern boundary of the site	Right of way would need to be preserved should development of the site take place	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are a range of services and employment opportunities close to Mortimer, although employment facilities within Mortimer itself are limited.		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Regular bus services pass through the village. There is a station close to the village, although not within the village itself. There are local facilities and services within walking or cycling distance of the site.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	The size and location of the site is unlikely to impact on road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is within a BOA and adjacent to TPOs	TPOs would need appropriate buffers, the BOA provides opportunities to enhance biodiversity. An extended Phase 1 Habitat Survey would be required.	Development could have a negative impact on environmental sustainability unless appropriate mitigation is provided.
	Will it conserve and	0	The site is an enclosed field.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?				
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing development.		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The is potential for archaeology on the site, although no work has been done.	Heritage impact assessment would be required should the site be considered for allocation.	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on the District's cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on the enjoyment of the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	The site is unlikely to have an impact on air quality		Unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	The site is unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	-	The site is in area at risk from surface water flood risk. Flooding has occurred to properties along Spring Lane. Water runs along the lane towards the site.	An FRA and appropriate mitigation, including SUDs would be required.	Flooding can have a negative impact on all element of sustainability. Mitigation may be able to minimise some of this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

There are a number of positive impacts as the site is close to local services and facilities and well related to existing development. The main negative impact of the site is that there is a risk and history of surface water flooding. Mitigation measures could help to reduce this risk. ~~The NPPF sequential test requires that where there are options without a risk of flooding these are considered before sites with a risk of flooding.~~ Development without appropriate mitigation could also have a negative impact on ecology and biodiversity. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR008	Site Address:	Land to the north east of Spring Lane, Mortimer	Development Potential:	15 dwellings (0.5ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

[Mortimer Parish Council are in the process of producing a Neighbourhood Development Plan which will allocate a site or sites within Mortimer for approximately 100 dwellings. The Council are not proposing to allocate sites in Mortimer.](#)

~~While the site is well related to existing services and facilities and well related to existing development surface water flooding is a concern. There are other sites within the village which do not have the same level of flood risk, or history of flooding which are considered more appropriate for development in line with the sequential approach.~~

Discussion:

Site Description:

The site is located to the north of Mortimer and is well related to the existing settlement of Mortimer. There is good access to local services and facilities, including access to the countryside.

The footpath along the eastern boundary of the site.

Landscape:

No landscape assessment work has been carried out for this site.

Flood Risk:

The site is within FZ1. The site is at risk from surface water flooding and Spring Lane has a history of flooding, including of properties. An FRA would be required and appropriate mitigation could reduce this risk.

[An FRA was submitted as part of the preferred options consultation, this has been reviewed by the Council's Highways Drainage Team and is considered acceptable.](#)

Highways /Transport:

It is anticipated that the impact of additional traffic generation would be limited.

Regular bus services to Tadley, Burghfield; ~~Mortimer train station~~ and Reading pass near to the site.

Ecology:

~~There are no known ecology issues on the site. An extended phase 1 habitat survey would be required.~~ [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

There are trees protected by TPOs adjacent to the site. With appropriate buffers it is not considered that this would impact on deliverability.

Archaeology:

There is possible archaeology on the site, but no previous work has been done.

Education:

The Infant school in Mortimer is at capacity. There is a small amount of capacity at the Junior School. Secondary school provision is provided by The Willink in Burghfield Common which is close to capacity.

Environmental Health:

There are no known air quality, noise or contamination issues

Minerals and Waste:

Site Selection – Site Commentary

No known mineral deposits.

No known waste issues.

Land use planning consultation zone:

The site is in the outer AWE consultation zone, but due to the development potential consultation with ONR is not required.

~~General consultation with ONR on the principle of development within Mortimer will take place as part of the Preferred Options consultation.~~ [ONR have not raised any concerns regarding the proposed level of development in Mortimer.](#)

Environment Agency:

The site is within SPZ2 and has an ordinary watercourse [is present on the site](#).

Thames Water:

No water supply infrastructure issues envisaged.

No wastewater infrastructure issues envisaged.

Parish Council:

The parish council are concerned about flood risk on this site. Flooding occurred in 2007 with water flowing down spring lane. EA drainage works are proposed for part of this site.

[At preferred options the Parish Council did not comment specifically on this site. However, they stated that the allocation of development should be done through the Neighbourhood Development Plan, rather than through the DPD.](#)

Preferred Options consultation key issues:

- [Site does not suffer from surface water flooding \(when ditches maintained\)](#)

[The Site promoter submitted comments and a FRA, asking the site to be reassessed in light of the FRA.](#)

[For the consultation responses and the Council's response, please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact does not highlight any significant sustainability issues. There are a number of positive impacts as the site is close to local services and facilities and well related to existing development. The main negative impact of the site is that there is a risk and history of surface water flooding. Mitigation measures could help to reduce this risk. ~~The NPPF sequential test requires that where there are options without a risk of flooding these are considered before sites with a risk of flooding.~~ Development without appropriate mitigation could also have a negative impact on ecology and biodiversity. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is proposed for a mix of dwellings types and sizes including affordable housing.

Aldermaston Site Assessments

Site Selection – Site Assessment

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

Key Issues:

- AWE inner consultation zone.

Site Assessment

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

* any yes response will rule the site out

Site Selection – Site Assessment

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

Key Issues:

- AWE inner consultation zone

Site Assessment

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

* Any yes response will rule the site out

Site Selection – Site Assessment

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

Site complete

Site Assessment

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

* Any yes response will rule the site out

Woolhampton Site Assessments

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Midgham
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Site ID:	WOOL001	Site Address:	Land north of Bath Road, Woolhampton
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Development Potential:	20 Dwellings. (0.66ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - AWE middle consultation zone - Oil pipeline runs through the site
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Site Assessment

Parish Council consultation response:	<p>No comments made on this site prior to preferred options.</p> <p>At preferred options the Parish Council commented that development of the site would extend the village westwards, and that the site is located in Midgham Parish so any CIL moneys raised from development of the site would be unlikely to be spent in Woolhampton. Concern was also raised over additional traffic movements onto New Road Hill. The Parish Council stated a preference for WOOL006 to be allocated for development.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N-U	Anecdotal evidence shows water flowing down New Road Hill, adjacent to the site, across the A4 resulting in flooding to properties on the south side of the A4.
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	A	Site is adjacent to the A4
	Contaminated Land	A	Potential land contamination within the site. Needs further investigation.
	Other		
Highways / Transport	Access issues	N	Access should be taken from New Road Hill, rather than the A4.
	Highway network suitability	Y	Development is likely to generate approximately 120 daily vehicle movements including around 12 during the 08:00 to 09:00 AM peak. This is not expected to have a significant impact on the highway network.
	Public Transport network	Y	30 min bus service between Newbury and Reading and railway station linking Woolhampton to Reading and London Paddington to the east and Newbury and and Bedwyn to the west.
	Footways/Pavements	Y	There are narrow footways throughout Woolhampton. Footways would need to be provided to link the site to the existing footway network.

Site Selection – Site Assessment

Landscape	Located in AONB	N	
	Located in an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	Y	Site close to local play facilities for children
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	A	Adjacent to site
	Tree Preservation Orders	A	TPO along the site boundary
	Local Wildlife Site	A	Adjacent to LWS
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	A	Adjacent to BOA
Relationship to surrounding area	Relationship to settlement	Y	Adjacent to settlement boundary on two sides, centrally located adjacent to main road.
	Incompatible adjacent land use	A	Adjacent to A4
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Electricity pylons run along the site boundary and there is an oil pipeline underneath the site.
	Water Supply	N Y	TW have concern regarding water supply capability. Thames Water do not envisage any concerns over water supply capacity
	Wastewater	Y N	TW do not envisage any infrastructure concerns Thames Water have concern regarding wastewater services in the area.
	Groundwater Source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	Y	Consultation with ONR would be required. ONR have not raised concerns regarding this level of development in Woolhampton
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> N/A		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Midgham
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Site ID:	WOOL001	Site Address:	Land north of Bath Road, Woolhampton	Development Potential:	20 dwellings (0.66ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the village hall and park, but there are limited facilities within walking distance of the site. The site is also close to the Canal towpath.		The site is located on the edge of Woolhampton, close to local services and facilities and the open countryside that would help to support an active healthy lifestyle. Therefore, the site would have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	0	The site is close to the village hall and park, but there are limited sports facilities within the village		
	Will it protect and enhance green infrastructure across the district?	0	There is limited GI within the village and the site would not be big enough to provide any new GI.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are limited facilities within the village, although the site has good access to the Railway line and strategic road network (A4)		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service serving the village and the railway station is close to the site. There are opportunities for walking and cycling within the village although there are a limited number of facilities within the village itself.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	The access to the site would be onto the A4. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	Adjacent to Ancient Woodland, Local Wildlife Site and BOA	Appropriate buffers would be required	Development could have a negative impact on environmental sustainability unless appropriate buffers to the ancient woodland are
	Will it conserve and	0	The site is unlikely to have an impact		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?		on the character of the landscape		provided.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing development.		Development would be unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets in Woolhampton		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no culture assets in Woolhampton		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment although it is near to the Canal.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is adjacent to the A4, so there is potential for air quality to impact on the site	Careful design and appropriate mitigation should reduce the impact.	Development of the site could have a negative impact on social sustainability due to potential noise and air pollution. With appropriate mitigation this risk should be minimised.
	Will the site be at risk from, or impact on, noise levels?	-	The site is adjacent to the A4, so there is potential for noise pollution on the site.	Careful design and appropriate mitigation should reduce the impact.	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	0	There is no flood risk on this site.	SUDs would be required to manage the site's drainage.	Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant sustainability effects on the site, and in many cases development on this site will not have an impact on the sustainability objectives. The proximity of the site to local services and facilities will bring sustainability benefits – the site will encourage active healthy lifestyles and opportunities for walking, cycling and public transport. The site could potentially have a negative impact on environmental sustainability in terms of biodiversity unless appropriate mitigation measures are provided to protect the adjacent designated areas. The proposals for the site have taken this into account, so it is anticipated that this potential negative impact would be neutralised with mitigation. The site's proximity to the A4 gives another potential negative impact on social sustainability in terms of air and noise pollution. With appropriate mitigation it is likely that this impact would be required. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Midgham
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Site ID:	WOOL001	Site Address:	Land to the north of Bath Road, Woolhampton	Development Potential:	20 dwellings (0.66ha at 30dph)
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Recommendation:

~~The site is recommended as an option for allocation (Alternative to WOOL006)~~
[At preferred options the site was recommended as an option for allocation.](#)
[The site is no longer recommended for allocation.](#)

Justification:

[At preferred options this site and WOOL006 were recommended as alternatives, with the decision of which site to be allocated to be made following the consultation. Following the consultation there is a preference from the Parish Council and members of the public for development to take place on WOOL006. This site is located adjacent to ancient woodland, and while buffers could mitigate the impact, it is not a restriction faced by WOOL006.](#)

~~The site is well related to the existing development in Woolhampton, close to local services and facilities. There are no significant issues with the site.~~

Discussion:

Site Description:

The site is located to the west of Woolhampton, north of the A4. Adjacent to existing development on New Road Hill. The site is opposite the village hall and had good access to local services and facilities including the Kennet and Avon Canal. The site is situated on a slope.

Electricity pylons run along the site boundary and an oil pipeline crosses the site. These would need to be taken into consideration should the site be developed.

Landscape:

No assessment of the landscape character has been made

Flood Risk:

The site is within FZ1. SUDs would be required to manage the site's drainage should it be developed.

Highways /Transport:

The proposed site should not have a significant impact on the highway network. Access should be taken from New Road Hill rather than the A4.

Footways would need to be provided to link the site into the existing footway network.

There are a number of public transport options, with a regular bus service and train station in the village.

Ecology:

The site is adjacent to ancient woodland a local wildlife site, BOA and trees protected by TPOs. . Appropriate buffers would be required.

Archaeology:

No known archaeology on the site.

Education:

Primary school provision in the village is at or near to capacity. Secondary school pupils have a choice of schools across the district. The site is on the boundary between Kennet School and Theale Green's catchment areas.

Environmental Health:

The proximity of the site to the A4 could lead to air quality or noise issues without appropriate mitigation. There is potential for contamination which would need to be assessed and appropriate mitigation provided should the site be developed.

Minerals and Waste:

Site Selection – Site Commentary

No known mineral deposits

No known waste issues

Land use planning consultation zone:

The site is in the middle AWE consultation zone. ~~It is above the threshold for consultation with ONR, therefore, consultation on the site would be required.~~ [ONR have not raised any concerns regarding the proposed level of development in Woolhampton.](#)

~~Consultation with ONR will take place as part of the Preferred Options Consultation.~~

Environment Agency:

Within SPZ3 and an adjacent site has previously been investigated for potential contamination.

Thames Water:

[No concern raised regarding water supply capacity.](#)

Concern regarding ~~waste~~Waste Water Supply capacity. Current ~~waste~~waste water supply network in this area is unlikely to be able to support the demand from this site. ~~Waste~~Waste water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A ~~drainage~~ water supply strategy would be required.

~~No wastewater infrastructure issues envisaged.~~

Parish Council:

The parish council did not comment on this site [prior to the preferred options](#).

[At preferred options the Parish Council commented that development of the site would extend the village westwards, and that the site is located in Midgham Parish so any CIL monies raised from development of the site would be unlikely to be spent in Woolhampton. Concern was also raised over additional traffic movements onto New Road Hill. The Parish Council stated a preference for WOOL006 to be allocated for development.](#)

Preferred Options consultation key issues:

- [The site is not in Woolhampton, so any CIL money from the site would not be spent in the village](#)
- [Oil pipeline present on northern part of the site](#)
- [Proposed development to dense](#)
- [Impact on adjacent Ancient woodland/Local Wildlife site](#)
- [Need to improve village infrastructure \(Car parking, transport links, local amenities\)](#)
- [Sewage capacity in Station Road](#)
- [Flooding from New Road Hill across the A4](#)
- [Access close to junction with New Road Hill/A4.](#)
- [Additional traffic impact at New Road Hill/A4 junction](#)
- [Unable to provide pavement along New Road Hill](#)

[For consultation responses and the Council's response, please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability effects on the site, and in many cases development on this site will not have an impact on the sustainability objectives. The proximity of the site to local services and facilities will bring sustainability benefits – the site will encourage active healthy lifestyles and opportunities for walking, cycling and public transport. The site could potentially have a negative impact on environmental sustainability in terms of biodiversity unless appropriate mitigation measures are provided to protect the adjacent designated areas. The proposals for the site have taken this into account, so it is anticipated that this potential negative impact would be neutralised with mitigation. The site's proximity to the A4 gives another potential negative impact on social sustainability in terms of air and noise pollution. With appropriate mitigation it is likely that this impact would be required. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Site Selection – Site Commentary

Proposed development (from SHLAA submission):

The site is being promoted for approximately 20 dwellings. The developable area has taken into account the biodiversity and oil pipeline restrictions on the site.

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL002	Site Address:	Station Yard, Woolhampton
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Development Potential:	10 Dwellings. (0.33ha at 30dph) <5 dwellings	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- [Site has potential for less than 5 dwellings.](#)
- Flood Zone 2 (part of site)
- AWE middle consultation zone
- Adjacent to railway line
- Potential for contamination
- Access

Site Assessment

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

* Any Yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	A	Combined Greenfield/Brownfield Land
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	The EA strongly recommends that this site is not allocated for development. 65% of the site is within FZ2.
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	Y	Site is adjacent to the railway line
	Contaminated Land	A	There is potential for pollution on the site, due to its use for rail industry storage.
	Other	Y	Noise could be an issue due to the proximity of the railway line.
Highways / Transport	Access issues	Y	Access would appear to be difficult as an adoptable road would be required. Access would need to be onto Station Road just north of the railway station and level crossing. Loss of any car parking at the station would be opposed.
	Highway network suitability	N	Development would generate approximately 60 daily vehicle movements, including around 6 during the 08:00 to 09:00 AM peak. This is unlikely to have a significant impact on the highway network.
	Public Transport network	Y	30 min bus service between Newbury and Reading and railway station linking Woolhampton to Reading and London Paddington and Newbury and the west.
	Footways/Pavements	Y	There are narrow footways throughout Woolhampton. Footways would need to be provided to link the site to the existing footway network.

Site Selection – Site Assessment

Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	A	Right of way passes along the northern boundary of the site
	Play areas nearby	Y	Site is close to play facilities for children
Ecology / Environmental / Geological	Protected species	N	Habitat survey required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site within BOA
Relationship to surrounding area	Relationship to settlement	Y	
	Incompatible adjacent land uses	A	Close to railway line
Heritage	Archaeology	A	A railway goods shed existed on the site from the 19 th Century to the late 20 th Century.
	Conservation area	A	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure issues
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2
AWE consultation Zone	Middle	Y	Site access is close to the level crossing
	Outer	N	
Proximity to railway line		Y	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Site is partially underlain by gravel deposits. Consideration of RMLP policies 1 & 2 required.
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: N/A		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL002	Site Address:	Station Yard, Woolhampton	Development Potential:	10 dwellings (0.33ha at 30dph) <5 dwellings
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well-being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the village hall and park, but there are limited facilities within walking distance of the site. The site is also close to the Canal towpath.		The site is located on the edge of Woolhampton, close to local services and facilities and the open countryside that would help to support an active healthy lifestyle. Therefore, the site would have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	0	The site is close to the village hall and park, but there are limited sports facilities within the village		
	Will it protect and enhance green infrastructure across the district?	0	There is limited GI within the village and the site would not be big enough to provide any new GI. The site does have easy access to the Canal.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are limited facilities within the village, although the site has good access to the Railway line and strategic road network (A1)		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service serving the village and the railway station is close to the site. There are opportunities for walking and cycling within the village although there are a limited number of facilities within the village itself. The site is close to the Canal.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	The site is close to the level crossing at the railway station, therefore there would be potential for road safety concerns	Consultation with Network Rail would be required.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	?	Site is within a BOA	BOAs provide opportunities for improvements to biodiversity. An extended phase 1 habitat	Development has the potential to have a negative impact on environmental

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire?			survey would be required.	sustainability, or to have a positive impact depending on the findings of the habitat survey and the mitigation measures introduced.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is unlikely to have an impact on the character of the landscape		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Development of the site is likely to improve the character of the surrounding built environment. The site is well related to existing development.		Development would be unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets in Woolhampton		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no culture assets in Woolhampton		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment although it is near to the Canal.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	?	While the site is adjacent to the railway line stopping trains are hourly and so unlikely to have an impact on air quality.	Air quality mitigation may be required.	The site could have a mixed impact on various elements on sustainability. Noise and air pollution could have a negative impact on social sustainability unless appropriate mitigation measures are introduced. Cleaning up of contamination would have an opportunity to improve the environmental sustainability of the site.
	Will the site be at risk from, or impact on, noise levels?	-	The site is adjacent to the railway line.	A noise survey and appropriate mitigation would be required.	
	Will there be an impact on soil quality?	+ / ?	The site has potential for contamination, therefore development of the site would improve the soil quality.	If there is contamination on the site development would have the opportunity to improve the soil quality as part of the clean up process.	
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	The site is previously developed land		Developing previously developed land has benefits of all elements of sustainability.
10. To reduce emissions contributing to climate	Will it reduce West Berkshire's contribution to	?	The level of impact depends on location, building materials /	Mitigation could also include Transport Assessment / Travel	Without consideration of sustainability construction

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change and ensure adaptation measures are in place to respond to climate change	greenhouse gas emissions?		construction, transport / design	Plans.	techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is within flood zone 2.	An FRA and appropriate mitigation, including SUDs, would be required.	Flooding can have an impact on all elements of sustainability. An FRA will highlight the mitigation measures required to minimise the risk. The sequential test in the NPPE states that sites with a risk of flooding should only be considered if there are no suitable alternatives.

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities offering positive effects in terms of sustainability and scores positively in terms of health, active lifestyles and opportunities for walking, cycling and public transport. The site is also previously developed land and development of the site could result in an improvement to the soil quality and general character of the area surrounding the site. However, there are potential negative impacts due to the site's location within flood zone 2 and the proximity to the railway line. Flooding has the potential to impact on all elements of sustainability, and air and noise pollution can impact on environmental and social sustainability. Mitigation measures would need to be considered to reduce the impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL002	Site Address:	Station Yard, Woolhampton	Development Potential:	10 dwellings (0.33ha at 30dph) ≤5 dwellings
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Recommendation:

The site is not recommended for allocation

Justification:

While the site is well related to the existing settlement and close to local services and facilities, access to the site and the risk of flooding mean that the site is not considered suitable for allocation.

The Environment Agency recommends that this site is not allocated.

Discussion:

Site Description:

The site is located to the south west of Woolhampton adjacent to the railway line. The site has good access to local services and facilities including the Kennet and Avon Canal.

Landscape:

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

Flood Risk:

65% of the site is within FZ2, and there is a history of flooding in the area related to the Thames Water network.

An FRA would be required and appropriate mitigation, including SUDs provided should the site be developed.

Highways /Transport:

The potential traffic generated by the site is not considered to have a significant impact on the highway network.

Access to the site is a concern, due to the width of the current access road and the proximity to the level crossing at the station. An adoptable road would be required, which would need additional land to be acquired.

Ecology:

Part of the site is within a BOA. An extended phase 1 habitat survey would be required.

Archaeology:

No known archaeological issues on the site.

Education:

Primary school provision in the village is at or near to capacity. Secondary school pupils have a choice of schools across the district. The site is on the boundary between Kennet School and Theale Green's catchment areas.

Environmental Health:

There is potential for contaminated land on the site due to previous land uses. Further assessment would be required.

The site's proximity to the railway line could lead to air and noise pollution issues. Appropriate surveys and mitigation work would be required.

Minerals and Waste:

The site is partly underlain with gravel deposits. Consideration of RMLP policies 1 & 2 required.

No known waste issues.

Site Selection – Site Commentary

Land use planning consultation zone:

The site is within the middle AWE consultation zone. The development potential is below the threshold for consultation with ONR.

General consultation with ONR on all sites within the East Kennet Valley will take place as part of the preferred options consultation.

Environment Agency:

Strong recommendation that the site is not allocated due to the site's location in flood zone 2. The site is within SPZ2, has an ordinary watercourse running through it and has previously been investigated for potential contamination.

Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

The parish council did not comment on this site.

SA/SEA:

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities offering positive effects in terms of sustainability and scores positively in terms of health, active lifestyles and opportunities for walking, cycling and public transport. The site is also previously developed land and development of the site could result in an improvement to the soil quality and general character of the area surrounding the site. However, there are potential negative impacts due to the site's location within flood zone 2 and the proximity to the railway line. Flooding has the potential to impact on all elements of sustainability, and air and noise pollution can impact on environmental and social sustainability. Mitigation measures would need to be considered to reduce the impact.

Proposed development (from SHLAA submission):

No specific proposal for the site has been submitted.

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Midgham
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Site ID:	WOOL003	Site Address:	Land adjoining Woolhampton Allotments, Bath Road, Woolhampton
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Development Potential:	12 Dwellings (0.4ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Flood risk (Half the site is in flood zone 3 and 2 and within a surface water flood risk area.
- Electricity cables cross the site as does an oil pipeline.

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	Half of the site is within FZ3.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative Scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	The EA strongly recommend that this site is not allocated for development. An additional 2% of the site is within FZ2.
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the A4
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	Highways were not consulted on this site.
	Public Transport network	Y	30 min bus service between Newbury and Reading and railway station linking Woolhampton to Reading and London Paddington and Newbury and the west.
	Footways/Pavements	Y	There are narrow pavements throughout Woolhampton
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is adjacent to the amenity space at the village hall
	Rights of Way affected	N	
	Play areas nearby	Y	The site is adjacent to the play area at the village hall
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	

Site Selection – Site Assessment

	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	A	Adjacent to BOA
Relationship to surrounding area	Relationship to settlement	Y	The site is adjacent to the village hall.
	Compatibility with neighbouring land uses (eg. noise / pollution generation)	Y	Site is adjacent to the village's allotments
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	An oil pipe line is present on the site and overhead cables pass through the site.
	Water supply	U	Thames Water not consulted on this site
	Wastewater	U	Thames Water not consulted on this site
	Groundwater Source Protection Zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	Y	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Part of the site is underline with gravel deposits. Consideration of polices 1 & 2 of the RMLP required.
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: N/A		
Other (anything else to be considered)	Site is adjacent to Allotments.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Midgham
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Site ID:	WOOL003	Site Address:	Land adjoining Woolhampton Allotments, Bath Road, Woolhampton	Development Potential:	12 dwellings (0.4ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the village hall and park, but there are limited facilities within walking distance of the site. The site is also close to the Canal towpath.		The site is located on the edge of Woolhampton, close to local services and facilities and the open countryside that would help to support an active healthy lifestyle. Therefore, the site would have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	0	The site is close to the village hall and park, but there are limited sports facilities within the village		
	Will it protect and enhance green infrastructure across the district?	0	There is limited GI within the village and the site would not be big enough to provide any new GI.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are limited facilities within the village, although the site has good access to the Railway line and strategic road network (A4)		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service serving the village and the railway station is close to the site. There are opportunities for walking and cycling within the village although there are a limited number of facilities within the village itself.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	The access to the site would be onto the A4. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	The site is unlikely to have any impact on biodiversity or geodiversity.		Development would be unlikely to have an impact on any element of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is unlikely to have an impact on the character of the landscape		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is unlikely to have an impact on the character of the built environment. The site is adjacent to the village hall, but not in line with the existing building line.		Development would be unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets in Woolhampton		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no culture assets in Woolhampton		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment although it is near to the Canal.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is adjacent to the A4, so there is potential for air quality to impact on the site	Careful design and appropriate mitigation should reduce the impact.	Development of the site could have a negative impact on social sustainability due to potential noise and air pollution. With appropriate mitigation this risk should be minimised.
	Will the site be at risk from, or impact on, noise levels?	-	The site is adjacent to the A4, so there is potential for noise pollution on the site.	Careful design and appropriate mitigation should reduce the impact.	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	- -	Half the site is within FZ2 and 3. The NPPF states that residential development is not appropriate in Flood zone 3 due to the significant flood risk	An FRA and significant flood mitigation, including SUDs, would be required. Development on the site would need to pass the sequential and exception tests.	<p>Flooding can have an impact on all elements of sustainability. Mitigation could help to reduce the impact, but it is unlikely to be about to neutralise the impact.</p> <p>The NPPF requires sites with a risk of flooding are only considered if there are no other suitable alternatives.</p>
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

Overall the site is likely to have a neutral effect on sustainability; however the effect on sustainability of flooding is shown to be significantly negative. There is a history of flooding on the site. Mitigation measures could help to reduce the risk of flooding, but they are unlikely to be able to neutralise the impact. While the site scores positively on healthy, active lifestyles and opportunities for walking, cycling and public transport the risk of flooding outweighs the positive impacts the site could have. There are other sites within Woolhampton that are not within flood zone 3 that will be considered for development over and above this site. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Midgham
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Site ID:	WOOL003	Site Address:	Land adjoining Woolhampton Allotments, Bath Road, Woolhampton	Development Potential:	12 dwellings (0.4ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

Most of the site is at risk from flooding, either in flood zone 2 or 3. There is a history of flooding on the site. The Environment Agency strongly recommends that this site is not allocated. Other sites within Woolhampton are not at risk from flooding and therefore are considered more suitable sites for allocation in line with the NPPF.

[No additional information was submitted at preferred options to change the recommendation for this site.](#)

Discussion:

Site Description:

The site is located to the western edge of Woolhampton to the south of the A4. The site is adjacent to the village hall and allotments. The site has good access to the open countryside including the Kennet and Avon Canal.

Landscape:

Specific landscape assessment work has not been carried out for this site.

Flood Risk:

The majority of the site is within flood zone 3 or 2 with a history of flooding on the site. Even with an FRA and flood mitigation other sites within the village do not have the same level of flood risk.

Highways /Transport:

Highways were not consulted on this site.

Woolhampton is serviced by a regular bus service and there is a train station in the village.

Ecology:

There are no known ecological or environmental designations on the site.

Archaeology:

There are no known archaeological issues on the site.

Education:

Primary school provision in the village is at or near to capacity. Secondary school pupils have a choice of schools across the district. The site is on the boundary between Kennet School and Theale Green's catchment areas.

Environmental Health:

The site is adjacent to the A4, therefore, noise and air pollution could be an issue. Relevant air and noise surveys would be required and appropriate mitigation provided.

Minerals and Waste:

The site is partially underlain with gravel deposits. Consideration of policies 1 & 2 of the RMLP required.

No known waste issues.

Land use planning consultation zone:

The site is within the middle AWE consultation zone. The development potential is below the threshold for consultation with ONR.

General consultation regarding development in the East Kennet Valley will take place as part of the Preferred Options consultation.

Site Selection – Site Commentary

Environment Agency:

Strong recommendation that the site is not allocated due to location within flood zone 2 and 3. Adjacent land has previously been investigated for potential contamination.

Thames Water:

TW not consulted on this site

Parish Council:

The parish council did not comment on this site.

Preferred Options Consultation Key Issues:

Comments received from site promoter

- [Site did not flood in recent bad conditions](#)
- [No visual impact due to road level and hedgerow/trees](#)
- [Site is less prominent than the preferred options](#)
- [If whole site is not developable due to flooding the residue could be used for some form of public access](#)

SA/SEA:

Overall the site is likely to have a neutral effect on sustainability; however the effect on sustainability of flooding is shown to be significantly negative. There is a history of flooding on the site. Mitigation measures could help to reduce the risk of flooding, but they are unlikely to be able to neutralise the impact. While the site scores positively on healthy, active lifestyles and opportunities for walking, cycling and public transport the risk of flooding outweighs the positive impacts the site could have. There are other sites within Woolhampton that are not within flood zone 3 that will be considered for development over and above this site. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

No specific proposals have been submitted for the site.

Site Selection – Site Assessment

Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL004	Site Address:	Bath Road adjoining Watermill Court, Woolhampton
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Development Potential:	15 dwellings (0.5 ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:
 - Flood zone 3

Site Assessment

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

* Any Yes response will rule the site out

Site Selection – Site Assessment

Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL005	Site Address:	Land adjacent to Victoria Park, Bath Road
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Development Potential:	11 dwellings (0.36ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Not adjacent to the settlement boundary
- FZ2 and FZ3
- Surface water flood risk
- AWE middle consultation zone

Site Assessment

Parish Council consultation response:	No Comment
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	South west corner of the site is in FZ3.
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within the settlement boundary		N	Site is not adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	U	Site currently used for vehicle storage
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	90% of the site is within FZ2.
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	Y	Site is adjacent to the A4. Air quality survey would be required.
	Contaminated Land	N	
	Other	Y	Site is adjacent to the A4, noise survey would be required.
Highways / Transport	Access issues	N	
	Highway network suitability	N	Highways were not consulted on this site.
	Public Transport network	Y	30 min bus service between Newbury and Reading and railway station linking Woolhampton to Reading and London Paddington and Newbury and the west.
	Footways/Pavements	Y	There are narrow pavements throughout Woolhampton
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Not assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	

Site Selection – Site Assessment

	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within a BOA
Relationship to surrounding area	Relationship to settlement	N	Site is not adjacent to the settlement boundary, although is not far from the centre of the village.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	A	Site is adjacent to an oil pipeline
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	Y	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Site is partly underlain by gravel deposits. Policies 1 & 2 of the RMLP required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> WOOL004		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL005	Site Address:	Land adjacent to Victoria Park, Bath Road	Development Potential:	11 dwellings (0.36ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the village hall and park, but there are limited facilities within walking distance of the site. The site is also close to the Canal towpath.		The site is located on the edge of Woolhampton, close to local services and facilities and the open countryside that would help to support an active healthy lifestyle. Therefore, the site would have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	0	The site is close to the village hall and park, but there are limited sports facilities within the village		
	Will it protect and enhance green infrastructure across the district?	0	There is limited GI within the village and the site would not be big enough to provide any new GI. The site does have easy access to the Canal.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are limited facilities within the village, although the site has good access to the Railway line and strategic road network (A4)		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service serving the village and the railway station is close to the site. There are opportunities for walking and cycling within the village although there are a limited number of facilities within the village itself. The site is close to the Canal.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	All development has the potential to impact on road safety.	Well designed development and appropriate mitigation measures should mean that there is no impact on road safety.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	-	Site is within a BOA and adjacent to a SSSI	Buffers may be required for the SSSI.	Without appropriate mitigation development of the site would have a

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire?				negative impact on environmental sustainability due to the location adjacent to the SSSI.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is unlikely to have an impact on the character of the landscape		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Development of the site is likely to improve the character of the surrounding built environment.		Development is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets in Woolhampton		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no culture assets in Woolhampton		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment although it is near to the Canal.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is adjacent to the A4, so there is potential for air quality to impact on the site	Air quality mitigation may be required. Could involve design techniques.	Development of the site could have a negative impact on all elements of sustainability, particularly environmental and social, unless appropriate mitigation was provided to air and noise issues.
	Will the site be at risk from, or impact on, noise levels?	-	The site is adjacent to the A4, so there is potential for noise pollution on the site.	Noise mitigation may be required. Could involve design techniques.	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	-	The site is within flood zone 2 and the within an area of surface water flood risk.	An FRA and appropriate mitigation would be required. There is no evidence that the site has flooded.	Flooding can have a negative impact on all elements of sustainability. With appropriate mitigation this risk can be reduced. The NPPF requires sites with a risk of flooding are only considered if there are no other suitable alternatives.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site. The site gives opportunities for active, healthy lifestyles due to its proximity to local services and facilities and to the open countryside and canal. The site is well served by public transport, with both bus and train services stopping in the village. All these have a positive impact on sustainability. The location of the site adjacent to the A4 could have a negative impact on social and environmental sustainability. With mitigation and good design this impact could be minimised. The site is also within flood zone 2 and in an area of surface water flood risk, flooding can have a negative impact on all elements of sustainability. Appropriate mitigation can help to reduce this risk, as can considering sites where there is no risk of flooding

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

before those where there is a risk. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL005	Site Address:	Land adjacent to Victoria Park, Bath Road	Development Potential:	11 dwellings (0.36ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

The site is not immediately adjacent to the settlement boundary and therefore is poorly related to the existing residential area.

The Environment Agency strongly recommends that this site is not allocated. This is due to 10% of the site being within FZ3 and 90% of the site being within F2. [The Council is unable to carry out the required sequential test as other suitable sites with a lower risk of flooding area available.](#)

[No additional information submitted at preferred options to change the recommendation for this site.](#)

Discussion:

Site Description:

The site is located to the east of Woolhampton opposite the garage and petrol station. The site is located near to local services and facilities and has good access to the open countryside including the Kennet and Avon Canal.

Landscape:

The character of the landscape has not been assessed

Flood Risk:

90% of the site is within flood zone 2 with a small part (10%) at the south west corner of the site being in FZ3. The site is also at risk from surface water flooding.

A strategic sequential test will be required to be undertaken to demonstrate that there are no other suitable and available sites in areas of lower probability of flooding throughout the district.

An FRA would be required with appropriate mitigation including SUDs.

Highways /Transport:

The highways impact has not been assessed.

Ecology:

The site is adjacent to a SSSI, with potential for hydrological effects. The site is within a BOA.

Archaeology:

There are no known archaeological issues on the site.

Education:

Primary school provision in the village is at or near to capacity. Secondary school pupils have a choice of schools across the district. The site is on the boundary between Kennet School and Theale Green's catchment areas.

Environmental Health:

The site is adjacent to the A4, noise and air quality surveys would be required and appropriate mitigation, including design techniques

Minerals and Waste:

The site is partly underlain by gravel deposits. Consideration of policies 1 & 2 of the RMLP required.

No known waste issues.

Land use planning consultation zone:

The site is in the middle AEW consultation zone. The development potential is below the threshold for

Site Selection – Site Commentary

consultation with ONR.

General consultation with ONR regarding sites in the East Kennet Valley will take place as part of the preferred options consultation.

Environment Agency:

Strong recommendation that the site is not allocated. The site is within SPZ3 and an adjacent site has been investigated for potential contamination.

Thames Water:

No water supply infrastructure issues envisaged.

No wastewater infrastructure issues envisaged.

Parish Council:

The parish council did not comment on this site.

Preferred Options Consultation Key Issues:

[No comments received for this site.](#)

SA/SEA:

Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site. The site gives opportunities for active, healthy lifestyles due to its proximity to local services and facilities and to the open countryside and canal. The site is well served by public transport, with both bus and train services stopping in the village. All these have a positive impact on sustainability. The location of the site adjacent to the A4 could have a negative impact on social and environmental sustainability. With mitigation and good design this impact could be minimised. The site is also within flood zone 2 and in an area of surface water flood risk, flooding can have a negative impact on all elements of sustainability. Appropriate mitigation can help to reduce this risk, as can considering sites where there is no risk of flooding before those where there is a risk. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

No specific proposals have been submitted.

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Midgham
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Site ID:	WOOL006	Site Address:	Land to the north of A4, Woolhampton
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Development Potential:	30 dwellings 65 dwellings (2.2 ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- AWE middle consultation zone
- Oil pipeline runs through the site

Site Assessment

Parish Council consultation response:	No comments made on this site prior to the preferred options consultation . At preferred options the Parish Council stated that this site would provide the least impact on the village, as long as the existing hedge was retained. The site was considered to be the Parish Council's preferred option for development, although some concerns were raised regarding the need for flood mitigation. The Parish Council would like to see the site developed in an east/west orientation, with development on the southern part of the site only, retaining the north of the site as open space for wildlife and flood prevention. This would also take into account the presence of the oil pipeline on the north of the site. The Parish Council would like to see development limited to 25 dwellings, or which 10 should be affordable homes. The sewage system should be self-contained, unless Thames Water has resolved the current sewerage issues in the village.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	In close proximity to SSSI. Hydrological assessment and Screening for HRA required at planning application stage.
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* any yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the A4
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Highways were not consulted on this site 30 min bus service between Newbury and Reading and railway station linking Woolhampton to Reading and London Paddington and Newbury and the west.
	Highway network suitability		
	Public Transport network	Y	
	Footways/Pavements	Y	There are narrow pavements throughout Woolhampton
Landscape	Located in AONB	N	Not Assessed
	Located within an Area of High Landscape Sensitivity (from Core Strategy LSS)		

Site Selection – Site Assessment

	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	Y	Site close to local play facilities for children
Ecology / Environmental / Geological	Protected species	N <u>U</u>	Potential for Great Crested Newts on the site. Investigation would be required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	A	Adjacent to BOA. The site is adjacent to the area covered by the West Berkshire Living Landscape project.
Relationship to surrounding area	Relationship to settlement	Y	
	Incompatible adjacent land uses	A	Adjacent to A4
Heritage	Archaeology	Y	Location suggests that there is some potential for archaeological features or deposits. An archaeological desk based assessment should be completed.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Electricity pylons run along the site boundary and there is an oil pipeline underneath the site.
	Water Supply	U <u>Y</u>	Thames Water do not envisage infrastructure concerns
	Wastewater	U <u>N</u>	Thames Water have concerns regarding wastewater services.
	Groundwater Source protection zone (SPZ)		EA not consulted on this site
AWE consultation Zone	Middle	Y	Consultation with ONR would be required
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL006	Site Address:	Land to the north of A4, Woolhampton	Development Potential:	65 dwellings (2.2ha at 30dph) 30 dwellings
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the village hall and park, but there are limited facilities within walking distance of the site. The site is also close to the Canal towpath.		The site is located on the edge of Woolhampton, close to local services and facilities and the open countryside that would help to support an active healthy lifestyle. Therefore, the site would have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	0	The site is close to the village hall and park, but there are limited sports facilities within the village		
	Will it protect and enhance green infrastructure across the district?	0	There is limited GI within the village and the site would not be big enough to provide any new GI.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are limited facilities within the village, although the site has good access to the Railway line and strategic road network (A4)		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service serving the village and the railway station is close to the site. There are opportunities for walking and cycling within the village although there are a limited number of facilities within the village itself.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	The access to the site would be onto the A4. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0?	Unlikely to have an impact on biodiversity. The site is in close proximity to a BOA and SSSI. The site is adjacent to the area covered	A Hydrological assessment and HRA screening would be required to determine the potential impact on the SSSI.	Development is unlikely to have an impact on any element of sustainability although a Hydrological

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
		?	by the West Berkshire Living Landscape Project.	Development will be expected to make a positive contribution to the Living Landscape Project.	assessment and HRA screening is required to ensure no negative impacts on the SSSI.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is unlikely to have an impact on the character of the landscape		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing settlement		Development would be unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets in Woolhampton		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no culture assets in Woolhampton		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment although it is near to the Canal.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is adjacent to the A4, so there is potential for air quality to impact on the site	Air quality survey would be required. Appropriate mitigation including design techniques may be required.	Development of the site could have a negative impact on social sustainability due to potential noise and air pollution. With appropriate mitigation this risk should be minimised.
	Will the site be at risk from, or impact on, noise levels?	-	The site is adjacent to the A4, so there is potential for noise pollution on the site.	Noise survey would be required. Appropriate mitigation including design techniques may be required.	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions	Will it reduce West	?	The level of impact depends on	Mitigation could also include	Without consideration of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
contributing to climate change and ensure adaptation measures are in place to respond to climate change	Berkshire's contribution to greenhouse gas emissions?		location, building materials / construction, transport / design	Transport Assessment / Travel Plans.	sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	There is no flood risk on this site.		There will be no impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site. The site is sustainable in terms of access to local services and facilities including the open countryside for supporting an active, healthy lifestyle and access to education and employment. There are opportunities for walking, cycling and public transport. The site's location next to the A4 means that there could be a negative impact on sustainability in relation to air quality and noise pollution, without appropriate mitigation and design. [There is an unknown impact on biodiversity, as there is potential for protected species on the site, and given the proximity of the site to the SSSI. A Hydrological assessment and Screening for HRA are required to ensure adequate mitigation measures are provided.](#) The development of the site for housing will have a neutral effect on economic sustainability. Whilst

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

[housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL006	Site Address:	Land to the north of A4, Woolhampton	Development Potential:	65 dwellings (2.2ha at 30dph) 30 dwellings
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Recommendation:

The site is recommended as an option for allocation for approximately 30 dwellings (~~Alternative to WOOL001~~)

Justification:

The site is well related to the existing settlement, close to local services and facilities.

Development of the whole site would be out of keeping with the role and function of the village within the settlement hierarchy, resulting in only part of the site being recommended for allocation. [The Parish Council and site promoter have stated a preference for development in an east/west direction along the A4, rather than north/south as originally proposed in the Preferred Options DPD. The orientation of the developable area has been altered to take this into account.](#)

Discussion:

Site Description:

The site is located to the east of Woolhampton on the edge of the village between the existing development and the garage/petrol station. The site has good access to local services and facilities, including access to the Kennet and Avon Canal.

Landscape:

No landscape character assessments have been carried out for this site.

Flood Risk:

The site is in flood zone 1. An FRA would be required and appropriate mitigation including SUDs provided.

Highways /Transport:

Highways have not provided comments on this site, due to its late submission

There are a number of public transport options in the village, with a regular bus service and a train station.

Ecology:

~~Comments from Ecology have not been provided for this site, due to its late submission.~~ [There is potential for Great Crested Newts on the site. An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.](#)

[The site is adjacent to the area covered by the West Berkshire Living Landscape Project. Development will need to support and make a positive contribution to this project.](#)

[While development is unlikely to adversely affect the Woolhampton Reed Bed Site of Special Scientific Interest \(SSSI\), to the south of the site, a Hydrological Assessment and and Habitats Regulation Assessment \(HRA\) screening would be required at planning application stage.](#)

The site is located adjacent to a BOA.

Archaeology:

Location suggests that there is some potential for archaeological features or deposits. An archaeological desk based assessment should be completed by the applicant. This should inform as to whether any further field assessment is required.

Education:

Primary school provision in the village is at or near to capacity. Secondary school pupils have a choice of schools across the district. The site is on the boundary between Kennet School and Theale Green's catchment areas.

Site Selection – Site Commentary

Environmental Health:

The site is located adjacent to the A4 which could lead to noise and air quality issues unless appropriate mitigation and design principles are implemented.

Minerals and Waste:

Comments from minerals and waste have not been provided for this site, due to its late submission.

Land use planning consultation zone:

The site is in the middle AWE consultation zone. Consultation with ONR would be required and will be carried out on the principle of development in Woolhampton as part of the preferred options consultation.

Environment Agency:

EA not consulted on this site

[The site is located in SPZ2, although the EA have stated that this is not of concern.](#)

Thames Water:

No water supply infrastructure issues envisaged

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

The parish council did not comment on this site [prior to the preferred options consultation.](#)

[At preferred options the Parish Council stated that this site would provide the least impact on the village, as long as the existing hedge was retained. The site was considered to be the Parish Council's preferred option for development, although some concerns were raised regarding the need for flood mitigation. The Parish Council would like to see the site developed in an east/west orientation, with development on the southern part of the site only, retaining the north of the site as open space for wildlife and flood prevention. This would also take into account the presence of the oil pipeline on the north of the site. The Parish Council would like to see development limited to 25 dwellings, or which 10 should be affordable homes. The sewage system should be self-contained, unless Thames Water have resolved the current sewerage issues in the village.](#)

Preferred Options consultation key issues:

- [Need to reduce impact on A4 \(vibrations, noise, air pollution\) for development by planting](#)
- [This site is more suitable, sustainable and logical than WOOL001](#)
- [Parish Council support allocation of this site](#)
- [Oil pipeline present across the north of the site](#)
- [Sewage pumping station does not have capacity to deal with further housing](#)
- [Wide buffer cone could act as wildlife corridor](#)
- [Hydrological links need to be assessed \(proximity to Woolhampton Reed Bed SSSI\)](#)
- [Design should be in keeping with existing dwellings in the village](#)
- [Linear development east/west along A4 preferred to north/south development](#)
- [Potential for future development on remainder of the site](#)
- [Access safer than at WOOL001, directly on to A4 –](#)
- [Development along A4 could encourage drivers to stick to 30mph speed limit](#)

[Full consultation responses and the council response can be found in the statement of consultation.](#)

SA/SEA:

Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site. The site is sustainable in terms of access to local services and facilities including the open countryside for supporting an active, healthy lifestyle and access to education and employment. There are opportunities for walking, cycling and public transport. The site's location next to the A4 means that there could be a negative impact on sustainability in relation to air quality and noise pollution, without appropriate mitigation and design. [There is an unknown impact on biodiversity, as there is potential for protected species on the site, and given the proximity of the site to the SSSI. A](#)

Site Selection – Site Commentary

Hydrological assessment and Screening for HRA are required to ensure adequate mitigation measures are provided. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Proposed development (from SHLAA submission):

~~The whole site is being promoted for a range of dwellings types and sizes, including affordable housing, appropriate to the locality.~~

The site is promoted for between 30 and 40 dwellings (1.6ha at a density of 20 – 25dph) in an east/west orientation along the A4. This orientation takes into account the oil pipeline to the north. Access would be provided to the east of the site away from the entrance to Watermill Court.

Appendix 9D

AONB

Hungerford Site Assessments

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN001	Site Address:	Rear of Westbrook Farmhouse, Smitham Bridge Road, Hungerford, RG17 0QP
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Development Potential:	25.6 dwellings (1.31 ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - AONB - Flood risk (FZ2, Groundwater and surface water) - Right of way passes through the centre of the site - Electricity cables cross the site
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Site Assessment

Parish Council consultation response:	<p>Development here would be prominent within the AONB, any development here would need to be carefully considered, along with the density. The community has expected for some time that the site would be developed. The southern/western boundaries of the site have a strong tree line. Flood risk from the river needs to be considered. This site is seen as the most logical extension to the settlement as long as the landscape is taken into consideration.</p> <p>At preferred options the Town Council stated that they would like to see this site allocated, along with a number of smaller sites at Eddington. The site is considered to be within easy walking distance of the town centre, with a lower landscape impact that the preferred options sites. The Town Council would like to see higher densities on the sites in order to reduce the amount of greenfield land required for development.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	small area of site within Flood Zone 3
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Landscape Assessment indicates the site would result in little harm to the natural beauty of the AONB development on the site would be acceptable.
SHLAA Assessment	Not Currently developable/ within settlement boundary	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlements within the settlement hierarchy	N	
Within settlement Boundary		N	Site is adjacent to settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent/ Unknown	Comments
Settlement Boundary		A	
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	Part of site within Flood Zone 2 and 3. EA recommendation that site not be allocated for development.
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Agent suggests access from Smitham Bridge Road close to Penny Farthing Close. Landscape Assessment advises access from the north east of the site.
	Highway network suitability	U	Smitham Bridge Road is a single track road in places.

Site Selection – Site Assessment

B) Considerations		
Criteria	Yes / No / Adjacent/ Unknown	Comments
	Public Transport network	Y There are a number of local limited bus services in buses serving Hungerford, However, there is and a train station with services to Newbury, Reading and London Paddington, as well as to the west.
	Footways/Pavements	Y Roads throughout Hungerford have pavements.
Landscape	Located in AONB	Y
	Located within an area of high landscape sensitivity (<i>from Core Strategy LSS</i>)	N/A
	Other	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y Site is close to local amenity space
	Rights of Way affected	N PRO runs through the middle of the site.
	Play areas nearby	Y Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	Y Water voles in eastern ditch, development would require corridor along ditch edge
	Ancient woodland	N
	Tree Preservation Orders	N
	Local Wildlife Site	N
	Nature Reserve	N
Relationship to surrounding area	Other (eg. BOA)	
	Relationship to settlement	Y Site is well related to the existing settlement.
Heritage	Incompatible adjacent land uses	U Site is adjacent to industrial estate
	Archaeology	N
	Conservation area	N
	Listed buildings	N
	Scheduled Monument	N
Utility Services	Presence of over head cables / underground pipes	Y Electricity cables cross the site
	Water supply	N TW not consulted on this site
	Wastewater	N TW not consulted on this site
	Groundwater source protection zone (SPZ)	N High risk of contamination to groundwater as site over major aquifer.
AWE consultation Zone	Middle	N
	Outer	N
Proximity to railway line	A	Site is approximately 200m from the railway line
Minerals and Waste	Minerals preferred area	N
	Mineral consultation area	Y
	Minerals/Waste site	N Site partially underlain by gravel and policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire are relevant
	Other	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HUN008, HUN026, HUN002, HUN011, HUN028	
Other (anything else to be considered)	Potential for comprehensive development with HUN008 should the employment areas be reviewed.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN001	Site Address:	Rear of Westbrook Farmhouse, Smitham Bridge Road, Hungerford, RG17 0QP	Development Potential:	25.6 dwellings (1.31 ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Accessible to sports facilities within Hungerford and to countryside.		The site's location to the west of Hungerford gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	There is a sports centre within Hungerford within walking distance of the site.		
	Will it protect and enhance green infrastructure across the district?	0	There is a public right of way through site	Need to incorporate right of way into any site design	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There is access to education, employment, shops and a wide range of facilities.		The site is located relatively close to education facilities as well as to employment opportunities and other services and facilities within Hungerford. This means that the site could have a positive impact on economic, social and environmental sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of local buses serving <u>limited bus services in Hungerford, however there is a</u> , and a train station with services to Newbury, Reading and London Paddington, as well as to the west.		The site's proximity to local services and facilities will encourage walking or cycling and there are public transport options available. This could lead to a positive impact on social and environmental sustainability,
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	0	Unlikely to have significant impact but water voles are present in	6m corridor required along ditch edge to protect water	Development of the site could have a negative

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire?		eastern ditch	voles.	impact on sustainability without appropriate mitigation measures in line with recommendations of Landscape Sensitivity Assessment.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Within AONB. Landscape Assessment has concluded that development on this site, subject to appropriate mitigation measures, would result in little harm to the natural beauty of the AONB.	Development on this site should be subject to the following conditions and protection and enhancement of the following features: <ul style="list-style-type: none"> • Hedgerow along the western boundary and the bank and hedgerow along North Standen Road • Views from the west through ensuring that no roof tops are visible over the hedgerow. New tree planting to mitigate any impact would not be sufficient mitigation. • Access from the north-east corner of the site 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact	Any new development would need to demonstrate high quality that enhances the character and appearance of the area.	It is unlikely that development would have a significant impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	No Impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to be impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability
	Will the site be at risk from or impact on noise levels?	0	Unlikely to be impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to be impact on soil quality		
	Will there be an impact on	0	Unlikely to be impact on water		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	water quality?		quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on building materials, construction, design and transport issues.	Mitigation could include Transport assessment/Travel Plans	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Flood Zone 2 and 3 on the eastern edge of site. Groundwater emergence zone. Surface water flooding.	Sustainable drainage (SUDs) techniques would be required. EA have recommended the site not be allocated. There could be potential on the majority of the site that is in Flood Zone 1. The site promoter has confirmed that no development would take place within the flood zones.	Mitigation measures could help; to reduce the negative impact on environmental sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant positive or negative effects.

The site is well located for services, employment and public transport options. There are opportunities for walking and cycling. The site is in close proximity to open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. There are public transport options in Hungerford and the site is within walking distance of the railway station. All of this means that there would be a positive impact on sustainability.

A landscape assessment has concluded that the development could be accommodated subject to mitigation/enhancement measures. Water voles are present in the eastern ditch but could be protected with mitigation. The site is located within a groundwater and surface water flooding area. Flood zones 2 and 3 are present along the eastern boundary. [Mitigation in the form of SUDs would be required, and the developable area reduced to take into account the flood zones. The development of the site for housing will have a neutral effect on economic sustainability.](#)

[Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN001	Site Address:	Rear of Westbrook Farmhouse, Smitham Bridge Road, Hungerford, RG17 0QP	Development Potential:	25-26 dwellings (1.31ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

There is potential to consider a more comprehensively planned development along with HUN008, should this become available following review of Protected Employment Areas [as part of the Local Plan](#).

The site is located partly within flood zone 2 and 3 and is subject to a risk from groundwater and surface water flooding. Environment Agency advice is not to allocate for development.

[There are concerns over access to the site, as Smitham Bridge Road is very narrow. This is not a constraint that the other sites considered for allocation in Hungerford have.](#)

Discussion:

Site Description:

The site is located adjacent to the settlement boundary of Hungerford giving easy access to local services, facilities and the open countryside. It is adjacent to the Hungerford Trading Estate which has also been promoted for residential development. Should this become available following a review of Protected Employment Areas there is an opportunity for considering the two sites together in a more comprehensive manner.

Landscape:

The Landscape Assessment indicates that development on this site, subject to appropriate mitigation measures, would result in little harm to the natural beauty of the AONB.

Any development on this site should be subject to the following conditions and protection and enhancement of the following features:

- Hedgerow along the western boundary and the bank and hedgerow along North Standen Road.
- Views from the west through ensuring that no roof tops are visible over the hedgerow. New tree planting to mitigate any impact would not be sufficient mitigation.
- Access from the north-east corner of the site.

Flood Risk:

The eastern edge of the site is within flood zone 2 and flood zone 3. It is also within a groundwater emergence zone and is subject to surface water flooding. SuDS techniques would need to be included to mitigate the potential impact of flooding should the site be developed. Environment Agency advice is not to allocate [the site](#) for development. [The site promoter has confirmed that no development would take place within the flood zones.](#)

Highways /Transport:

[Concern regarding access to the site. Smitham Bridge Road is a narrow single carriageway country lane as it approaches the site.](#)

No specific comments have been made on this site

Ecology:

Water voles are present in eastern ditch. A 6m corridor would be required along ditch edge to protect them.

Archaeology:

No known archaeological issues

Education:

Local primary provision is at capacity, [although expansion work is being carried out to increase capacity at the Primary school.](#) but There are spaces at John O'Gaunt.

Site Selection – Site Commentary

Environmental Health:

No known air or noise issues

Minerals and Waste:

Site partially underlain by gravel and therefore Policies 1 and 2 of Replacement Minerals Local Plan for Berkshire are relevant.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

EA strongly advise that the site is not allocated for development due to the location of part of the site within flood zones 2 and 3. A sequential test would need to be undertaken to provide justification as to why lower risk sites are unavailable. If development were to take place they would expect no development, including essential infrastructure and water-compatible development within flood zones 2 and 3. Any development should incorporate at least an 8 metre buffer from the top of the river bank of the Shalbourne and conserve and enhance biodiversity. High risk of groundwater contamination [as a major aquifer is located below the site.](#)

Thames Water:

No specific comments have been made on this site

Parish Council:

The Town Council state development here would be prominent within the AONB, any development here would need to be carefully considered, along with the density. The community has expected for some time that the site would be developed. The southern/western boundaries of the site have a strong tree line. Flood risk from the river needs to be considered. This site is seen as the most logical extension to the settlement as long as the landscape is taken into consideration.

[At preferred options the Town Council stated that they would like to see this site allocated, along with a number of smaller sites at Eddington. The site is considered to be within easy walking distance of the town centre, with a lower landscape impact than the preferred options sites. The Town Council would like to see higher densities on the sites in order to reduce the amount of greenfield land required for development.](#)

Preferred Options consultation key issues:

[Town Council would like to see the site developed, but majority of responses supported the rejection of the site. Detailed response received from site promoter rebutting rejection of the site.](#)

[Full consultation response and the council response can be found in the statement of consultation.](#)

SA/SEA:

There are no significant positive or negative effects. The site is well located for services, employment and public transport options. There are opportunities for walking and cycling. The site is in close proximity to open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. There are public transport options in Hungerford and the site is within walking distance of the railway station. All of this means that there would be a positive impact on sustainability. A landscape assessment has concluded that the development could be accommodated subject to mitigation/enhancement measures. Water voles are present in the eastern ditch but could be protected with mitigation. The site is located within a groundwater and surface water flooding area. Flood zone 2 and 3 are present along the eastern boundary. [Mitigation in the form of SuDS would be required, and the developable area reduced to take into account the flood zones. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is being promoted for a residential development of approximately 57 dwellings with an element of affordable housing. The agent has confirmed the site is available immediately.

[At preferred options the site promoter suggested the site should be allocated for 35 dwellings \(between 20 and 30dph\) with a range of 2 – 4 bed dwellings. No development would take place within the flood zones. The site promoter has said that it is unlikely development of the site could be carried out in conjunction with](#)

Site Selection – Site Commentary

[HUN008 due to the presence of the river and questions over viability and land ownership.](#)

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN002	Site Address:	The Paddock, Marsh Lane, Hungerford
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Development Potential:	5-7 dwellings (0.34ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- AONB – Landscape assessment would be required
- Greenfield
- Flood risk (ground water)
- Adjacent to railway line
- Access [concerns](#)

Site Assessment

Parish Council consultation response:	Town council did not comment on this site specifically. Comments for HUN001 / HUN012 which are adjacent to the site said that access is a consideration and the Town Council would not like to see these sites developed. The area has a very rural feel and is popular with walkers.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Assessment Required	Location in the AONB means that a landscape assessment would be required if the site was to be considered for allocation
SHLAA Assessment	Not Currently developable/ within settlement boundary	Y	Not considered currently developable due to access and landscape issues and rural nature of area.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlements within the settlement hierarchy	N	
Within settlement Boundary		N	Site is separated from settlement boundary by railway line

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN003	Site Address:	Hungerford Veterinary Centre, Bath Road, Hungerford
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Development Potential:	5 dwellings (0.25ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

<p>Key Issues:</p> <ul style="list-style-type: none"> - AONB - Flood risk (Groundwater and surface water) - Proximity to SSSI and SAC - Distance to local amenity space and play facilities - Presence of an oil pipeline on the site
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Site Assessment

Parish Council consultation response:	<p>The Town Council commented on this site along with HUN005, HUN006, HUN015 and HUN020. All sites have easy access to the M4, which would help to reduce congestion through the centre of Hungerford itself. These sites are within walking distance of the town centre. This site is previously developed land.</p> <p>The town council support the allocation of this site for 5 dwellings, alongside the other Eddington Sites (HUN005, 015 and 020) as it makes use of brownfield land.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	Site has potential for 5 dwellings
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	A	Close proximity to SSSI site is across the A4 from the site. HRA screening required
	SAC	A	Close proximity to SAC site is across the A4 from the site. HRS screening required
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Landscape assessment indicates development of the site would result in little harm to the natural beauty of the AONB be acceptable in landscape terms.
SHLAA Assessment	Not Currently developable/ within settlement boundary	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlements within the settlement hierarchy	N	
Within settlement Boundary		N	Site is close to the Eddington settlement boundary

*Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent/ Unknown	Comments
Land use	Previously Developed Land	Y	Site is the garden of the Veterinary Centre
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the A4
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	U	Site together with HUN015, HUN020, HUN005 and HUN006 could accommodate up to 82 houses that will generate circa 492 daily vehicle movements including circa 49 during the 08.00 to 9.00 am peak. The impact of all these sites would need to be assessed via a Transport Assessment
	Public Transport network	Y	While there are a number of public transport options in Hungerford, the site itself is a little way from these. The site is some way from the railway

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent/ Unknown	Comments
			station. There is a limited bus service to Marlborough.
	Footways/Pavements	Y	Roads throughout Hungerford have pavements.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	Approx. 15 year old trees on the site, but not protected by TPOs
	Local Wildlife Site	A	
	Nature Reserve	N	
	Geological interest		
Relationship to surrounding area	Other (eg. BOA)	A	Adjacent to Close proximity to a Biodiversity Opportunity Area, SSSI and SAC. HRA screening would be required.
	Relationship to settlement	Y	Site is very close to the Eddington settlement boundary, but not adjacent to the Hungerford Settlement Boundary.
Heritage	Incompatible adjacent land uses		
	Archaeology	Y	Flint tools found on the site. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
Utility Services	Scheduled Monument	N	
	Presence of over head cables / underground pipes	Y	Oil pipeline runs through the site
	Water supply	Y	Thames Water do not envisage any infrastructure concerns have concerns regarding water supply capability when considering this site with HUN005, 006, 015, 020.
	Wastewater	Y	Thames Water do not envisage any infrastructure concerns have concerns regarding wastewater services when considering this site with HUN005, 006, 015, 020.
	Groundwater source protection zone (SPZ)	N	The site is over a major aquifer, with high potential for contamination.
AWE consultation Zone	Inner	N	
	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HU005, HUN006, HUN15, HUN020		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN003	Site Address:	Hungerford Veterinary Centre, Bath Road, Hungerford	Development Potential:	5 dwellings (0.25ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Ready access to countryside and relatively accessible to facilities in Hungerford		The site's location to the east of Eddington, north of Hungerford, provides opportunities for walking and cycling but is not as readily accessible to sports and other facilities in the town as sites adjacent to Hungerford itself. In terms of environmental and social sustainability, development of the site would have a slightly positive impact.
	Will it increase opportunities for access to sports facilities?	0	Some distance from main sports provision in Hungerford		
	Will it protect and enhance green infrastructure across the district?	0	No adjacent rights of way		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is some distance from the primary and secondary schools but close to employment opportunities in Charnham Park		The site is located some distance from education facilities but within walking distance of employment opportunities and the town centre. This means that the site could have a positive impact on economic, social and environmental sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of transport options from this site. It is within walking and cycling distance of facilities in Hungerford, including the rail station, although not as accessible to these as some of the sites adjacent to Hungerford itself. There are a <u>limited</u> number of local buses serving Hungerford, and a		Likely to have positive impact on social and environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			train station with services to Newbury, Reading and London Paddington, as well as to the west.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Site is adjacent to busy road.	Opportunity for mitigation to improve road safety	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0 -	Proximity to BOA , SSSI and SAC, (on opposite side of A4) . There are trees on the site, approximately 15 year old trees which it would be a shame to lose should remain	Mitigation would be required to ensure no impact on the SSSI or SAC. HRA screening would be required at planning application stage.	Development of the site could have a negative impact on sustainability without appropriate mitigation measures in line with recommendations of Landscape Sensitivity Assessment.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Within AONB but development would retain the pattern of small scale development at Eddington	Would require careful design to respect the site's semi-rural location opposite the Kennet Valley and role as a part of the gateway to Hungerford. Would require soft frontage to the A4.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		Unlikely to have significant impact on environmental or social sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Flint tools have been found on the site	Further archaeological investigation required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	-	Proximity to A4 could lead to air quality issues	Mitigation measures could be included in design, e.g. inclusion of buffer zones	The negative impact on environmental sustainability from proximity to the A4 would need to be addressed and mitigated in the design of any development.
	Will the site be at risk from or impact on noise levels?	-	Potential noise impact from adjacent A4	Mitigation measures could be included in design, e.g. inclusion of buffer zones	
	Will there be an impact on	0	Unlikely to have impact on soil		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	soil quality? Will there be an impact on water quality?	0	quality Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	Previously developed land- the site is part of the grounds of the veterinary centre, although <u>however, the part of the site proposed for development is currently garden.</u> this part is not developed.		Positive impact on environmental sustainability as it is a brownfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on building materials, construction, design and transport issues.	Mitigation could include Transport assessment/Travel Plans	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Ground water emergence zone, potential ground water and surface water flood risk, although no evidence of flooding	Sustainable drainage (SUDs) techniques would be required	
11. To ensure a strong, diverse and sustainable economic base	<u>Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?</u>	<u>0</u>	<u>Not considered relevant</u>		<u>The site is for housing only however the development of housing contributes towards economic sustainability through the construction stage and the lifetime of the development.. Development of new housing needs to ensure there is no impact on the Vet surgery, as this could have an impact on economic sustainability. It is unlikely, which is why this has been assessed as a neutral impact.</u>
	<u>Will it promote and support key business sectors and utilise employment land effectively and efficiently?</u>	<u>0</u>	<u>Housing development contributes towards economic development through the construction stage and through the lifetime of the development (providing a workforce and customers). While the Vet surgery itself is not included within the site area there would be an impact on the surgery that could impact on the business that could outweigh the benefits of building new houses.</u>		
	<u>Will it promote and support the vitality and viability of the District's commercial centres?</u>	<u>0</u>	<u>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for</u>		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant positive or negative effects.

The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. The site is previously developed land being part of the grounds of the Veterinary Centre. All of this means that there would be a positive impact on sustainability.

A landscape assessment has concluded that the development could be accommodated subject to mitigation/enhancement measures. Any development would require careful design to respect the site's semi-rural location opposite the Kennet Valley and its role as a part of the gateway to Hungerford.

There could be negative environmental impacts from the proximity to the A4 but these could potentially be mitigated by good design. [There is a potential negative impact due to the proximity of the site to a SSSI and SAC, mitigation measures would be required to reduce this impact, including screening for HRA at planning application stage should the site be allocated. The development of the site for housing will have a neutral effect on economic sustainability.](#)

[Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN003	Site Address:	Hungerford Veterinary Centre, Bath Road, Hungerford	Development Potential:	5 dwellings (0.25ha at 20dph)

Recommendation:

Following the preferred options consultation the site is not recommended for allocation

At preferred options the site was recommended as an option for allocation as part of the Eddington sites (HUN005, 006, 015, 020). This site is recommended for inclusion within the settlement boundary. Sites at Eddington are considered an alternative to a site to the south of Hungerford.

Justification:

~~The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. This site is of a scale that would be compatible with adjacent development in Eddington. Given the scale of potential development it is recommended that inclusion within the settlement boundary could be more appropriate than allocation~~

The site is not adjacent to Hungerford itself, and without development of other sites in the Eddington group is not adjacent to the Eddington settlement boundary. However, it is reasonably well located for access to the services and facilities within Hungerford.

Additional technical evidence and consultation responses have highlighted a number of issues related to the development of this site, in combination with the other Eddington Sites. These include proximity to the Kennet and Lambourn Floodplain Site of Special Scientific Interest and Special Area of Conservation, traffic impact on the High Street and relationship to Hungerford itself. Should the site be developed screening for HRA would be required. While none of these factors are showstoppers, they are additional constraints which the other preferred options site does not have and could impact on viability or deliverability of the site/s.

Development of the whole group of sites would result in the loss of the Garden Centre, which is a local employment and amenity site.

Discussion:

Site Description:

This small site is located close to the settlement boundary of Eddington to the north of Hungerford. It is a brownfield site, forming part of the grounds of the veterinary clinic. It is located immediately to the north of the A4.

Landscape:

The Landscape Sensitivity Assessment indicates that, with careful design, the development would result in little harm to the natural beauty of the AONB. Development on this site would be of a scale that is in keeping with the existing development pattern at Eddington. The design would need to take the oil pipeline into consideration and respect the site's semi-rural location opposite the Kennet Valley and role as part of the gateway to Hungerford.

Flood Risk:

The site is in a groundwater emergence zone. SuDS techniques would need to be included to mitigate against the potential impact of flooding should the site be developed.

Highways /Transport:

~~Site together with HUN015, HUN020, HUN005 and HUN006 could accommodate up to 82 houses and the impact of all these sites would need to be assessed via a Transport Assessment.~~

The site has been considered alongside HUN015, HUN020, HUN005 and HUN006 as the 'Eddington Sites'. The traffic impact of the sites would need to be assessed via a Transport Assessment.

Work carried out by the Council indicates that development to the south of Hungerford would be likely to cause less impact than development to the north due to distance from Education provision, and perceived barriers of the river, canal and railway line.

Site Selection – Site Commentary

Ecology:

The site is adjacent to a Biodiversity Opportunity Area and in close proximity to the Kennet and Lambourn Site of Special Scientific Interest and Special Area of Conservation. Although the site is separated from these specially designated areas by the A4.

HRA screening would need to be undertaken at the planning application stage to ascertain the impact of development upon the SAC.

There are mature trees on site which ~~it would be a shame to lose~~ should remain as part of any new development.

Archaeology:

Flint tools found on the site. Further assessment required.

Education:

Local primary provision is at capacity Expansion work is taking place at the primary school to create additional capacity. There are ~~but there are~~ spaces at John O'Gaunt secondary school.

Environmental Health:

Noise survey and potentially air quality survey would be required due to the proximity of the site to the A4.

Minerals and Waste:

Site partially underlain by gravel and therefore Policies 1 and 2 of Replacement Minerals Local Plan for Berkshire are relevant.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site

Thames Water:

~~No water supply or wastewater infrastructure issues envisaged~~ Thames Water have concerns regarding water supply capability and wastewater infrastructure capacity. Water supply and wastewater infrastructure would be required to ensure sufficient capacity of brought forward ahead of the development. A water supply and drainage strategy would be required.

Parish Council:

The Town Council view is that sites to the north of Hungerford are preferable to those to the south as they have easy access to the M4 without contributing to congestion through Hungerford town centre. Site is within walking distance of the town centre. This site is previously developed land.

The Town Council support the allocation of this site for 5 dwellings, alongside the other Eddington Sites (HUN005, 015 and 020) as it makes use of brownfield land.

Preferred Options consultation key issues:

(Comments made in relation to The Eddington sites (HUN003, 005, 006, 015, 020).

- Site is largely brownfield (garden centre/vet)
- Previous development has had a visual impact on AONB need to learn from mistakes
- Preference for smaller sites
- Development of HUN005 would have a significant impact on the landscape – should not be included
- Town boundary should not be extended
- Impact on AONB
- Poor relationship to Hungerford itself
- Lack of screening, would be highly visible on approach to Hungerford
- Traffic/congestion
- Road safety regarding crossing the A4
- Access to education (long way from the site, parents unlikely to walk their children)
- Parking in the town centre
- Impact on quality of life

Site Selection – Site Commentary

- [Pressure on infrastructure](#)
- [Loss of garden centre/vet](#)
- [Pressure on sewage system](#)
- [Oil pipeline](#)
- [Flood risk](#)
- [Potential impact on River Kennet SSSI/SAC](#)
- [Site promoter for HUN005 would like to see larger area for development](#)

SA/SEA:

There are no significant positive or negative effects. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. The site is previously developed land being part of the grounds of the Veterinary Centre. All of this means that there would be a positive impact on sustainability. A landscape assessment has concluded that the development could be accommodated subject to mitigation/enhancement measures. Any development would require careful design to respect the site's semi-rural location opposite the Kennet Valley and its role as a part of the gateway to Hungerford.

There could be negative environmental impacts from the proximity to the A4 but these could potentially be mitigated by good design. [There is a potential negative impact due to the proximity of the site to a SSSI and SAC, mitigation measures would be required to reduce this impact, including screening for HRA at planning application stage should the site be allocated. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

Proposed for modest development. Agent [has](#) confirmed that site available. [Development of the site would not impact on the existing Veterinary surgery.](#)

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN004	Site Address:	Former Eddington allotments, Chilton Estate, Eddington Lane, Hungerford, RG17 0HL
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Development Potential:	20-48 dwellings (0.9ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues: <ul style="list-style-type: none"> - AONB - Poor relationship o Hungerford - Poor Access. - Proximity to SSSI

Site Assessment

Parish Council consultation response:	The Town Council are generally supportive of this site. Access is not seen as a show-stopper and a river path from the bottom of the site would provide a walkway into the town centre. Maybe consider only part of the site being developed.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	Adjacent to flood zone 3
Within significant national or international habitat / environmental / historical protection	SSSI	N	Adjacent to SSSI
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Assessment Required	Location in the AONB means that a landscape assessment would be required if the site was to be considered for allocation
SHLAA Assessment	Not Currently developable/ within settlement boundary	Y	Poor relationship to Hungerford, poor access and potential impact on landscape.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Relative scale in relation to existing settlement	N	
Within settlement Boundary		N	Site is adjacent to the Eddington settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN005	Site Address:	Folly Dog Leg Field, RG17 0PJ
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Development Potential:	36-30 dwellings (1.8ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – only part of the site is considered suitable for development
- Greenfield
- Flood risk (ground and surface water)
- Distance from local amenity space and play facilities
- Presence of oil pipeline

Site Assessment

Parish Council consultation response:	<p>The Town Council commented on this site along with HUN005, HUN006, HUN015 and HUN020. Site has easy access to the M4 without contributing to congestion through Hungerford Town Centre. The site is within walking distance of Hungerford Town Centre. A large fuel pipe passes under the site. This site is not favoured for two reasons, firstly the extension up the slope is too sensitive and secondly the extension along the A4 would create ribbon development which would not be well received by the town.</p> <p>At preferred options the Town Council supported the allocation of this site for 20 dwellings.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Within Settlement Boundary		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	Close proximity to SSSI. HRA screening required
	SAC	N	Close proximity to SAC. HRA screening required
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Only part of the site is considered suitable for development due to the landscape sensitivity. The developable area has been reduced following additional landscape work following the preferred options consultation.
SHLAA Assessment	Not Currently developable/ within settlement boundary	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlements within the settlement hierarchy	N	Development of the whole site in this location could significantly change the character of the Eddington area of Hungerford only a small portion of the site is considered acceptable for development in landscape terms.
Within settlement Boundary		N	Site is adjacent to the Eddington settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent/ Unknown	Comments
Settlement Boundary		A	Adjacent to Eddington Settlement boundary
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Highway network suitability	U	Site together with HUN015, HUN020, HUN003 and HUN006 could accommodate up to 82 houses that will generate circa 492 daily vehicle movements including circa 49 during the 08.00 to 9.00 am peak. The impact of all these sites would

Site Selection – Site Assessment

			need to be assessed via a Transport Assessment
	Public Transport network	Y	The site is some way from the railway station. There is a limited bus service to Marlborough , but there are bus stops within the vicinity where bi-hourly services pass between Hungerford and Newbury
	Footways/Pavements	Y	There are pavements from outside the site into the town centre itself.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	A	Adjacent Proximity to Biodiversity Opportunity Area, SSSI and SAC .
Relationship to surrounding area	Relationship to settlement	U	Site is poorly related to Hungerford, although is adjacent to the Eddington settlement boundary.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	More detailed assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Oil pipeline runs through the site
	Water supply	Y	Thames Water do not envisage any infrastructure concerns Thames Water have concerns regarding water supply capability when considering this site with HUN003, 006, 015 and 020.
	Wastewater	N	Thames Water have concerns regarding wastewater capability when considering this site with HUN003, 006, 015 and 020. TW have concern regarding wastewater capability
	Groundwater source protection zone (SPZ)	N	
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to neighbouring areas/Authorities			
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HU003, HUN006, HUN15, HUN020		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN005	Site Address:	Folly Dog Leg Field, RG17 0PJ	Development Potential:	36-30 dwellings (1.8ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Ready access to countryside and relatively accessible to facilities in Hungerford		The site's location to the east of Eddington, north of Hungerford, provides opportunities for walking and cycling but is not as readily accessible to sports and other facilities in the town as sites adjacent to Hungerford itself. In terms of environmental and social sustainability, development of the site would have a slightly positive impact.
	Will it increase opportunities for access to sports facilities?	+			
	Will it protect and enhance green infrastructure across the district?	0	No adjacent rights of way		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is some distance from the primary and secondary schools but close to employment opportunities in Charnham Park		The site is located some distance from education facilities. This location provides access to the strategic road network. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of transport options from this site. It is within walking and cycling distance of facilities in Hungerford, including the rail station, although not as accessible to these as some of the sites adjacent to Hungerford itself. There are a <u>limited</u> number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London		Likely to have positive impact on social and environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			Paddington, as well as to the west.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Site is adjacent to busy road. Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Opportunity for mitigation to improve road safety	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0 =	No known habitats or species- Adjacent <u>proximity</u> to BOA, <u>SSSI and SAC</u>	Mitigation measures would be required to ensure no negative impacts on the SSSI and SAC. HRA screening would be required at planning application stage.	Potential negative impact on environmental sustainability could be mitigated in line with recommendations of Landscape Sensitivity Assessment.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	- / -	Development on the whole of the site would have significant impact as site is elevated. Development would be visible from Hungerford Common	The western part of the site could potentially be developed but it is important that the scale of development is in keeping with the existing settlement pattern at Eddington. Any development would need to be broken up by tree planting and with provision of a soft edge on the eastern boundary	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Potential impact as scale is significant in relation to the existing settlement pattern at Eddington.	Would require careful design and mitigation in line with recommendations of Landscape Sensitivity Assessment.	Unlikely to have significant impact on environmental or social sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Requires further archaeological assessment		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels	Will the site be at risk from or impact on air quality?	-	Proximity to A4 could lead to air quality issues	Mitigation measures could be included in design, e.g. inclusion of buffer zones	The negative impact on environmental sustainability from proximity to the A4

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
throughout West Berkshire	Will the site be at risk from or impact on noise levels?	-	Potential noise impact from adjacent A4	Mitigation measures could be included in design, e.g. inclusion of buffer zones	would need to be addressed and mitigated in the design of any development.
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield land		Negative impact on environmental sustainability as it is a Greenfield site
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on building materials, construction, design and transport issues.	Mitigation could include Transport assessment/Travel Plans	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Ground water emergence zone, potential ground water and surface water flood risk, although no evidence of flooding	Sustainable drainage (SUDs) techniques would be required	
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

If the whole site were to be developed there could be a significant negative effect.

The landscape sensitivity assessment shows that it would not be appropriate to develop this entire site and any development would need to be limited to the area to the north of the existing development on the A4, rather than extending development eastwards. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. All of this means that there would be a positive impact on sustainability.

There could be negative environmental impacts from the proximity to the A4 but these could potentially be mitigated by good design. [The proximity of the site to the Kennet and Lambourn SSSI and SAC could result in a negative impact on environmental sustainability. Mitigation measures would be required and HRA screening would be required at planning application stage.](#)

[Whilst housing development contributes towards economic development in the short term through the construction of the site, is it not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral and negative

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN005	Site Address:	Folly Dog Leg Field, RG17 0PJ	Development Potential:	36 36 dwellings (1.8ha at 20dph)

Recommendation:

[Following the preferred options consultation the site is not recommended for allocation](#)

~~This site to be considered as an option for allocation in the DPD. Sites at Eddington are considered an alternative to a site to the south of Hungerford.~~

[At preferred options the site was recommended as an option for allocation as part of the Eddington sites \(HUN003, 006, 015, 020\).](#)

Justification:

~~The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. The landscape assessment states that little harm to the AONB would be created by developing this site, subject to limiting the developable area and appropriate mitigation measures.~~

~~The town council preference is for sites to the north of Hungerford which will have less impact on town centre congestion.~~

[The site is adjacent to the Eddington settlement boundary, rather than being adjacent to Hungerford itself. However, it is reasonably well located for access to the services and facilities within Hungerford.](#)

[The developable area of the site has been further reduced since the Preferred Options consultation, reducing the capacity of the site. There is concern over the access to the site, as the proposed access point to the site, is outside the acceptable developable area, therefore, development on the site is subject to development of the other sites to the south of the site.](#)

[Additional technical evidence and consultation responses have highlighted a number of issues related to the development of this site, in combination with the other Eddington Sites. These include proximity to the Kennet and Lambourn Floodplain Site of Special Scientific Interest and Special Area of Conservation, traffic impact on the High Street and relationship to Hungerford itself. Should the site be developed screening for HRA would be required. While none of these factors are showstoppers, they are additional constraints which the other preferred option site does not have and could impact on viability or deliverability of the site/s.](#)

[Development of the whole group of sites would result in the loss of the Garden Centre, which is a local employment and amenity site.](#)

Discussion:

Site Description:

The site is located adjacent to the settlement boundary of Eddington, to the north of Hungerford. The eastern part of the site is immediately adjacent to the A4 whereas the western part lies to the north of existing development at Eddington, including sites HUN003, HUN015 and HUN020. The site is greenfield land with a significant slope. The design will need to take into account the fuel pipelines which cross the site.

Landscape:

The Landscape Sensitivity Assessment indicates that development on part of the site, ~~the area to the west,~~ subject to appropriate mitigation measures, would ~~result in little harm to the natural beauty of the AONB.~~ [be acceptable in landscape terms. The developable area has been further reduced since the preferred options consultation due to further landscape work having taken place.](#)

It is important that development on this site should be of a scale that is in keeping with the existing development pattern at Eddington, that development does not extend eastwards along the A4 and that there is provision of a soft edge on the eastern boundary.

Flood Risk:

The site is in a ground water emergence zone. SuDS techniques would need to be included to mitigate against the potential impact of flooding should the site be developed.

Site Selection – Site Commentary

Highways /Transport:

~~Site together with HUN015, HUN020, HUN003 and HUN006 could accommodate up to 82 houses and the impact of all these sites would need to be accessed via a Transport Assessment~~

The site has been considered alongside HUN015, HUN020, HUN005 and HUN006 as the 'Eddington Sites'. The traffic impact of the sites would need to be assessed via a Transport Assessment.

Work carried out by the Council indicates that development to the south of Hungerford would be likely to cause less impact than development to the north due to distance from Education provision, and perceived barriers of the river, canal and railway line.

Ecology:

~~No identified issues~~

The site is adjacent to a Biodiversity Opportunity Area and in close proximity to the Kennet and Lambourn Site of Special Scientific Interest and Special Area of Conservation. Although the site is separated from these specially designated areas by HUN003, HUN015, HUN020 and the A4.

HRA screening would need to be undertaken at the planning application stage to ascertain the impact of development upon the SAC.

Archaeology:

This has been assessed and subject to field evaluation, further more detailed investigation will be required if consent granted.

Education:

~~Local primary provision is at capacity~~ Expansion work is currently taking place at the primary school to increase capacity. There are ~~but there are~~ spaces at John O'Gaunt

Environmental Health:

Noise survey would be required due to the proximity of the A4.

Minerals and Waste:

Site partially underlain by gravel and therefore Policies 1 and 2 of Replacement Minerals Local Plan for Berkshire are relevant.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site

Thames Water:

~~No water supply infrastructure issues envisaged~~ Thames Water have ~~no~~ concerns regarding water supply infrastructure and Wastewater services. The existing network in this area is unlikely to be able to support demand. Water supply and D-~~d~~rainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. A detailed water supply and drainage strategy would be required.

Parish Council:

The Town Council view is that sites to the north of Hungerford are preferable to those to the south as they have easy access to the M4 without contributing to congestion through Hungerford town centre. They do not favour extension of development to the north up the slope of any extension along the A4 which would create ribbon development.

At preferred options the Town Council supported the allocation of this site for 20 dwellings.

Preferred Options consultation key issues:

(Comments made in relation to The Eddington sites (HUN003, 005, 006, 015, 020).

- Site is largely brownfield (garden centre/vet)
- Previous development has had a visual impact on AONB need to learn from mistakes

Site Selection – Site Commentary

- [Preference for smaller sites](#)
- [Development of HUN005 would have a significant impact on the landscape – should not be included](#)
- [Town boundary should not be extended](#)
- [Impact on AONB](#)
- [Poor relationship to Hungerford itself](#)
- [Lack of screening, would be highly visible on approach to Hungerford](#)
- [Traffic/congestion](#)
- [Road safety regarding crossing the A4](#)
- [Access to education \(long way from the site, parents unlikely to walk their children\)](#)
- [Parking in the town centre](#)
- [Impact on quality of life](#)
- [Pressure on infrastructure](#)
- [Loss of garden centre/vet](#)
- [Pressure on sewage system](#)
- [Oil pipeline](#)
- [Flood risk](#)
- [Potential impact on River Kennet SSSI/SAC](#)
- [Site promoter for HUN005 would like to see larger area for development](#)

SA/SEA:

If the whole site were to be developed there could be a significant negative effect. The landscape sensitivity assessment shows that it would not be appropriate to develop this entire site and any development would need to be limited to the area to the north of the existing development on the A4, rather than extending development eastwards. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. All of this means that there would be a positive impact on sustainability. There could be negative environmental impacts from the proximity to the A4 but these could potentially be mitigated by good design. [The proximity of the site to the Kennet and Lambourn SSSI and SAC could result in a negative impact on environmental sustainability. Mitigation measures would be required and HRA screening would be required at planning application stage. Whilst housing development contributes towards economic development in the short term through the construction of the site, is it not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site was the subject of an outline application in December 2009 for up to 82 dwellings (the developable area extending further eastwards than assessed as acceptable in the Landscape Sensitivity Assessment). The agent has confirmed that the site is available and viable with a reduced site area, but would require a road access to the east of the site from the A4. The landowners would be prepared to offer land to the east of the developable area as open space.

[At preferred options the site promoter expressed disappointment over the reduced site area, stating that access would need to come directly from the A4. They did confirm however, that the smaller site area would still be viable. Since these comments the developable area has been further reduced, which could impact on viability.](#)

[The site promoter has also stated that should the site be developed the Chilton Estates would wish to retain some of the new housing in its ownership to rent.](#)

Site Selection – Site Assessment

Spatial area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN006	Site Address:	Land at Eddington, Hungerford
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Development Potential:	10.9 dwellings (0.42ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB - Greenfield - Flood risk (groundwater) - Distance from local amenity space and play facilities - Presence of Oil pipeline
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Site Assessment

Parish Council consultation response:	<p>The Town Council commented on this site along with HUN005, HUN006, HUN015 and HUN020. Site has easy access to the M4 which would not increase levels of congestion through the town centre. The site is within walking distance of the town centre. The site would be an extension to the current development. This is an option even if the other sites in this area are not developed. Access to the site is very steep and views across the Common need to be considered.</p> <p>At preferred options stage the Town council did not specifically comment on this site, but it was not listed as one of their preferred sites for allocation.</p>
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A) Automatic exclusion			
Criteria	Yes/No*	Comments	
Less than 5 dwellings	N		
Planning Permission	N		
Within flood zone 3	N		
Within significant national or international habitat / environmental / historical protection	SSSI	N	In close proximity to SSSI. HRA screening required
	SAC	N	In close proximity to SAC. HRA screening required
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Landscape assessment indicates development on this site would be acceptable
SHLAA Assessment	Not Currently developable/ within settlement boundary	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Relative scale in relation to existing settlement	N	
Within settlement Boundary		N	Site is adjacent to the Eddington settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria	Yes / No / Adjacent/ Unknown	Comments	
Settlement Boundary	A	Adjacent to the Eddington settlement boundary	
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	U	Site together with HUN015, HUN020, HUN005 and HUN003 could accommodate up to 82 houses that will generate circa 492 daily vehicle movements including circa 49 during the 08.00 to 9.00 am peak. The impact of all these sites would need to be assessed via a Transport Assessment
	Public Transport network	Y	The site is some way from the railway station. There is a limited bus service to Marlborough , but there are bus stops within the vicinity where bi-hourly services pass between Hungerford and Newbury
	Footways/Pavements	Y	There are pavements from outside the site into the town centre itself.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent/ Unknown	Comments
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	U	Extended Phase 1 Habitat Survey required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	Close proximity to BOA , SSSI and SAC. HRA screening would be required.
Relationship to surrounding area	Relationship to settlement	U	The site is poorly related to Hungerford, although is adjacent to the Eddington settlement boundary.
	Incompatible adjacent land uses		
Heritage	Archaeology	Y	Site is close to previous archaeological discoveries of some importance. Further assessment required.
	Conservation area	A	
	Listed buildings	A	Site is adjacent to listed church
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Underground oil pipe passes through the site
	Water supply	Y	Thames Water do not envisage any infrastructure concerns has raised concerns regarding water supply capability in conjunction with HUN003, 005, 015 and 020
	Wastewater	Y	Thames Water do not envisage any infrastructure concerns has raised concerns regarding wastewater capability in conjunction with HUN003, 005, 015 and 020.
	Groundwater source protection zone (SPZ)	N	
	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HU003, HUN005, HUN15, HUN020		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN006	Site Address:	Land at Eddington, Hungerford	Development Potential:	10 ⁹ dwellings (0.42ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Ready access to countryside and relatively accessible to facilities in Hungerford		The site's location to the east of Eddington, north of Hungerford, provides opportunities for walking and cycling but is not as readily accessible to sports and other facilities in the town as sites adjacent to Hungerford itself. In terms of environmental and social sustainability, development of the site would have a slightly positive impact.
	Will it increase opportunities for access to sports facilities?	+			
	Will it protect and enhance green infrastructure across the district?	0	No adjacent rights of way		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is some distance from the primary and secondary schools but close to employment opportunities in Charnham Park		The site is located some distance from education facilities. This location provides access to the strategic road network. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of transport options from this site. It is within walking and cycling distance of facilities in Hungerford, including the rail station, although not as accessible to these as some of the sites adjacent to Hungerford itself. There are a number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London Paddington, as		Likely to have positive impact on social and environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			well as to the west.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Site is close to busy road.	Opportunity for mitigation to improve road safety	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0-2	No known habitats or species. Site is in close proximity to BOA, SSSI and SAC	Extended Phase 1 Habitat Survey required. Mitigation may be required to ensure no impact on the SSSI or SAC. HRA screening would be required at planning application stage.	Potential negative impact on environmental sustainability could be mitigated in line with recommendations of Landscape Sensitivity Assessment.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB. It Site is enclosed by development other than to the east west and south, with an open aspect to the east. and development would be in scale with the settlement pattern. Development would may be visible from Hungerford Common	Would require retention of mature planting around the site, internal tree planting and provision of a soft edge on the eastern boundary. if HUN005 is not developed.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact as scale is in keeping with existing settlement pattern.	Design would need to consider setting of listed former church building to west	Unlikely to have significant impact on environmental or social sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Site is close to previous archaeological discoveries of some importance.	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality, site is close to but not adjacent to A4		It is unlikely that the site would have a significant impact on any aspect of sustainability
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact, site is close to but not adjacent to A4		
	Will there be an impact on	0	Unlikely to have an impact on soil		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	soil quality? Will there be an impact on water quality?	0	quality Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield land		Negative impact on environmental sustainability as it is a Greenfield site
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on building materials, construction, design and transport issues.	Mitigation could also include Transport assessment/Travel Plans	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Ground water emergence zone, potential ground water and surface water flood risk, although no evidence of flooding	Sustainable drainage (SUDs) techniques would be required	Appropriate mitigation measures are needed to avoid negative impact on environmental social and economic sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

There are no significant positive or negative effects.

The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. All of this means that there would be a positive impact on sustainability.

The landscape sensitivity assessment points out that the views from Hungerford Common could be impacted and that mitigation in the form of tree planting and retention of the existing tree boundary would be needed [to reduce the negative impact on the landscape character. There is a potential unknown impact on biodiversity and geodiversity as further assessment work is required on the site to determine whether there are any protected species on the site. The proximity to the Kennet and Lambourn SSSI and SAC means that HRA screening would be required at planning application stage should the site be allocated for development. The development of the site for housing will have a neutral effect on economic sustainability.](#)

[Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN006	Site Address:	Land at Eddington, Hungerford	Development Potential:	10.9 dwellings (0.42ha at 20dph)

Recommendation:

[Following the preferred options consultation the site is not recommended for allocation](#)

This site to be considered as an option for allocation in the DPD. Sites at Eddington are considered an alternative to a site to the south of Hungerford. [At preferred options the site was recommended as an option for allocation alongside HUN003, 005, 015, 020.](#)

Justification:

The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. The landscape assessment states that little harm to the AONB would be created by developing this site, subject to appropriate mitigation measures.

The town council preference is for sites to the north of Hungerford which will have less impact on town centre congestion.

[The site is adjacent to the Eddington settlement boundary, rather than being adjacent to Hungerford itself. However, it is reasonably well located for access to the services and facilities within Hungerford.](#)

[Additional technical evidence and consultation responses have highlighted a number of issues related to the development of this site, in combination with the other Eddington Sites. These include proximity to the Kennet and Lambourn Floodplain Site of Special Scientific Interest and Special Area of Conservation, traffic impact on the High Street and relationship to Hungerford itself. Should the site be developed screening for HRA would be required. While none of these factors are showstoppers, they are additional constraints which the other preferred option site does not have and could impact on viability or deliverability of the site/s.](#)

[Development of the whole group of sites would result in the loss of the Garden Centre, which is a local employment and amenity site.](#)

Discussion:

Site Description:

The site is located adjacent to the settlement boundary of Eddington, to the north of Hungerford. It lies immediately to the north of, and with potential access from [Cotrell Close](#), at the site allocated in [through](#) the WBDLP [West Berkshire District Local Plan](#). The site is greenfield land and on a significant slope.

Landscape:

The Landscape Sensitivity Assessment indicates that views from Hungerford Common could be impacted but, with appropriate mitigation measures, would result in little harm to the natural beauty of the AONB. Development on this site would be of a scale that is in keeping with the existing development pattern at Eddington.

Flood Risk:

The site is in a ground water emergence zone. SuDS techniques would need to be included to mitigate against the potential impact of flooding should the site be developed.

Highways /Transport:

~~Site together with HUN015, HUN020, HUN003 and HUN005 could accommodate up to 82 houses and the impact of all these sites would need to be accessed via a Transport Assessment~~

[The site has been considered alongside HUN015, HUN020, HUN005 and HUN006 as the 'Eddington Sites'. The traffic impact of the sites would need to be assessed via a Transport Assessment.](#)

[Work carried out by the Council indicates that development to the south of Hungerford would be likely to cause less impact than development to the north due to distance from Education provision, and perceived barriers of the river, canal and railway line.](#)

Site Selection – Site Commentary

Ecology:

An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected ~~Extended Phase 1 Habitat Survey required.~~

The site is in close proximity to a Biodiversity Opportunity Area, Special Area of Scientific Interest and Special Area of Conservation, although separated by existing development and the A4. HRA screening would need to be undertaken at the planning application stage to ascertain the impact of development upon the SAC.

Archaeology:

Site is close to previous archaeological discoveries of some importance. Further assessment required.

Education:

~~Local primary provision is at capacity.~~ Expansion at the primary school is taking place to increase capacity. There but there are spaces at John O'Gaunt

Environmental Health:

Noise survey would be required

Minerals and Waste:

Site partially underlain by gravel and therefore Policies 1 and 2 of Replacement Minerals Local Plan for Berkshire are relevant.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site

Thames Water:

~~No water supply or wastewater infrastructure issues envisaged~~ Thames Water have raised concerns regarding water supply and wastewater capability in relation to the Eddington Sites (HUN003, 005, 006, 015, 020). Water supply and waste water infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of development. A water supply and drainage strategy would be required.

Parish Council:

The Town Council view is that sites to the north of Hungerford are preferable to those to the south as they have easy access to the M4 without contributing to congestion through Hungerford town centre. Their concerns related to the steep access to the site and views across Hungerford Common.

At preferred options stage the Town council did not specifically comment on this site, but it was not listed as one of their preferred sites for allocation.

Preferred Options consultation key issues:

(Comments made in relation to The Eddington sites (HUN003, 005, 006, 015, 020).

- Site is largely brownfield (garden centre/vet)
- Previous development has had a visual impact on AONB need to learn from mistakes
- Preference for smaller sites
- Development of HUN005 would have a significant impact on the landscape – should not be included
- Town boundary should not be extended
- Impact on AONB
- Poor relationship to Hungerford itself
- Lack of screening, would be highly visible on approach to Hungerford
- Traffic/congestion
- Road safety regarding crossing the A4
- Access to education (long way from the site, parents unlikely to walk their children)
- Parking in the town centre
- Impact on quality of life
- Pressure on infrastructure

Site Selection – Site Commentary

- [Loss of garden centre/vet](#)
- [Pressure on sewage system](#)
- [Oil pipeline](#)
- [Flood risk](#)
- [Potential impact on River Kennet SSSI/SAC](#)
- [Site promoter for HUN005 would like to see larger area for development](#)

SA/SEA:

There are no significant positive or negative effects. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. All of this means that there would be a positive impact on sustainability. The landscape sensitivity assessment points out that the views from Hungerford Common could be impacted and that mitigation in the form of tree planting and retention of the existing tree boundary would be needed [to reduce the negative impact on the landscape character. There is a potential unknown impact on biodiversity and geodiversity as further assessment work is required on the site to determine whether there are any protected species on the site. The proximity to the Kennet and Lambourn SSSI and SAC means that HRA screening would be required at planning application stage should the site be allocated for development. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

No specific proposals were [have been](#) submitted.

[At preferred options, the site promoter supported the allocation of the site, either as a standalone site for 9 dwellings, or as part of the wider site. It was confirmed that adequate access can be obtained off Cottrell Close, independently of the adjacent sites.](#)

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN007	Site Address:	Land east of Salisbury Road, Hungerford
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Development Potential:	100+ dwellings (5.1ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – only part of the site is considered suitable for development
- Greenfield
- Right of way passes through centre of the site
- Potentially significant archaeology on the site

Site Assessment

Parish Council consultation response:	<p>Concern raised with developing sites to the south of the town. Traffic implications of sites of this size are also a serious concern as all of the traffic would need to go through the town centre and exacerbate the existing issues. The site is seen as being a long way from the existing centre of Hungerford and not easily accessible. Development currently reaches the crest of the hill and the Town Council do not feel it should go any further. It was acknowledged that the site was close to the secondary school, but the distance to the town centre was seen as too great to overcome this.</p> <p>At preferred options the Parish Council did not specifically comment on this site, however, they made it clear that they would prefer to see development to the north of Hungerford, as they believe this would result in fewer traffic movements through the High Street.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	The site area takes into account the area considered suitable for development.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Relative scale in relation to existing settlement	U	Development of the whole this site would be a significant extension to Hungerford
Within settlement Boundary		N	Site is adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Settlement Boundary		A	
Land use	Racehorse Industry Previously Developed Land	N	Greenfield
	Protected Employment Land Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access can be obtained onto A338.
	Highway network suitability	U	This site can accommodate up to 101 houses that will generate circa 606 daily vehicle movements including circa 61 during the 08.00 to 09.00 AM peak. The impact of such as scheme would need to be assessed by a Transport Assessment. Most traffic would travel to and from the site via Hungerford.
	Public Transport network	Y	There are a number of public transport opportunities in Hungerford, including a railway station. There are footways and bus stops within

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
		the vicinity where bi hourly services pass to Hungerford and Newbury	
	Y	The footway would need to be widened alongside the A338 to the site There are pavements throughout the town	
Impact on the landscape	AONB	Y	
	Area of High Landscape Sensitivity (if not in AONB) (from Core Strategy LSS)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is adjacent to the school playing fields and area leased to the rugby club.
	Rights of Way affected	Y	Right of way passes through the site
	Play areas nearby	Y	Site is close to play facilities for children
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement close to the local secondary school.
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	Potentially significant archaeological interest, Aerial photographic evidence for range of features including a circular enclosure. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	Thames Water have concern regarding water supply capability have not raised concerns regarding water supply capability.
	Wastewater	N	Thames Water have concern regarding wastewater capability
	Groundwater source protection zone (SPZ)	Y	Part of the site in SPZ2 and 3
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HUN022	Landscape Assessment states that any development of the site should not link visually or physically with HUN022.	
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN007	Site Address:	Land east of Salisbury Road, Hungerford	Development Potential:	100 4 dwellings (5.1ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Close to sports centre and ready access to countryside		The site's location to the south of Hungerford gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	Close to sports centre		
	Will it protect and enhance green infrastructure across the district?	0	Right of way through site		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There is access to education, employment and a wide range of facilities.		The site is located close to education facilities as well as other services and facilities within Hungerford.. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of transport options from this site. It is within walking and cycling distance of facilities in Hungerford, including the rail station. There are a limited number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London Paddington, as well as to the west.		The site's proximity to local services and facilities will encourage walking or cycling This could lead to a positive impact on social and environmental sustainability, but is unlikely to have any impact on economic sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known habitats		Potential negative impact on environmental sustainability could be mitigated in line with recommendations of Landscape Sensitivity Assessment. Development of a smaller area may have a beneficial effect in softening the southern edge of Hungerford
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Development over the whole of this site would result in significant harm to the natural beauty of the AONB. Development of part of the site is considered acceptable.	<p>Development on a smaller part of this site should be subject to the following conditions and protection and enhancement of the following features.</p> <ul style="list-style-type: none"> • Creation of a woodland buffer to define the new edge of the settlement • Careful design of the gateway approach • Retention of views through the site to the wider landscape • Retention of existing mature tree cover • Careful design to respect the site's semi-rural location. <p>. It is important that development on this site does not link visually and physically with any development on HUN 022 as the cumulative effect would result in greater harm to the AONB</p>	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact – adjacent to new residential development	Would require high quality of design	In order to maintain the level of social and environmental sustainability of the area, any potential development should consider the impact on the wider AONB.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Cropmarks would need investigation	Requires further archaeological assessment	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of	0	Unlikely to have an impact		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	the historic environment?				
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have a significant impact on environmental sustainability
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield land		Negative impact on environmental sustainability as it is a Greenfield site
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on building materials, construction, design and transport issues.		Without consideration of sustainable construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	Sustainable drainage (SUDs) techniques would be required	
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant positive or negative effects if only the northern part of the site is considered for development.

The site is well located for services, education and public transport options, although the majority of employment facilities are to the north of Hungerford. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of this means that there would be a positive impact on sustainability.

The landscape impact assessment of development on this site shows that it would not be appropriate to develop this entire site, and any design would need to incorporate the suggested mitigation. [The development of the site for housing will have a neutral effect on economic sustainability.](#)

[Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN007	Site Address:	Land east of Salisbury Road, Hungerford	Development Potential:	100.4 dwellings (5.1ha at 20dph)

Recommendation:

[The site is recommended for allocation through the housing Site Allocations DPD.](#)

Northern part of the site is recommended as an option for allocation in the DPD. Site is considered an alternative to the sites at Eddington. [At preferred options the site was recommended as an option for allocation.](#)

Justification:

The site is well located for access to facilities and services in Hungerford, particularly to schools. The landscape assessment states that little harm to the AONB would be created by developing this site, subject to limiting the developable area and appropriate mitigation measures.

[There are fewer environmental constraints \(no environmental designations close to the site\) and the Council's Transport Assessment work indicates that development of this site would be likely to have lesser of an impact on the High Street than development to the north of Hungerford.](#)

Discussion:

Site Description:

The site is located to the south of Hungerford adjacent to new residential development [at Kennedy Meadows](#) that was allocated in the ~~WBDPL~~ [West Berkshire District Local Plan \(1991 – 2006\)](#). The site is currently in agricultural use. The whole site area is 27 hectares but only part [of the site to the north](#) is proposed for development.

Landscape:

The Landscape Assessment indicates that a smaller area between Salisbury Road and the school might be possible. This may have a beneficial effect in softening the southern edge of Hungerford. It is important that development on this site does not link visually and physically with any development on HUN022 as the cumulative effect would result in greater harm to the AONB.

Development on a smaller part of this site should be subject to the following conditions and protection and enhancement of the following features.

- Creation of a woodland buffer to define the new edge of the settlement
- Careful design of the gateway approach
- Retention of views through the site to the wider landscape
- Retention of existing mature tree cover
- Careful design to respect the site's semi-rural location

Flood Risk:

The site is not at risk from flooding

Highways /Transport:

The impact of such as scheme would need to be assessed by a Transport Assessment. Most traffic would travel to and from the site via Hungerford. Access can be obtained onto the A338. The type of junction would need to be considered and the speed limit would need to be relocated south of the site.

The footway would need to be widened alongside the A338 to the site

There are footways and bus stops within the vicinity where bi hourly services pass to Hungerford and Newbury. The site is also within walking and cycling distance of Hungerford.

[Transport Assessment work carried out by the Council indicates that development on this site would result in fewer traffic movements through the High Street than development to the north of Hungerford due to the proximity of this site to education provision.](#)

Ecology:

No issues identified.

Site Selection – Site Commentary

Archaeology:

Potentially significant archaeological interest, Aerial photographic evidence for range of features including a circular enclosure. Further assessment required.

Education:

~~Local primary provision is at capacity,~~ [Expansion work is being carried out at the Primary school to increase capacity.](#) ~~but there~~ [There](#) are spaces at John O'Gaunt.

[The site promoter has confirmed that they would be willing to safeguard some of the land for future education provision.](#)

Environmental Health:

No issues identified

Minerals and Waste:

No issues identified

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

[Part of the site](#) Site is within groundwater source protection zones 2 and 3

Thames Water:

~~Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development. A water supply strategy would be required.~~

[Thames Water have not raised any concerns regarding water supply capability.](#)

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. A drainage strategy would be required

Parish Council:

The Town Council raised concern with developing sites to the south of the town. Traffic implications of sites of this size are also a serious concern as all of the traffic would need to go through the town centre and exacerbate the existing issues. The site is seen as being a long way from the existing centre of Hungerford and not easily accessible. Development currently reaches the crest of the hill and the Town Council do not feel it should go any further. It was acknowledged that the site was close to the secondary school, but the distance to the town centre was seen as to great to overcome this.

[At preferred options the Parish Council did not specifically comment on this site, however, they made it clear that they would prefer to see development to the north of Hungerford, as they believe this would result in fewer traffic movements through the High Street.](#)

Preferred Options consultation key issues:

- [Development outside settlement boundary in AONB](#)
- [No consideration of brownfield land](#)
- [SA/SEA lack of justification for rejecting sites](#)
- [Traffic/congestion \(all traffic needing to use High Street to get to A4/M4\)](#)
- [Road Safety for those walking/cycling](#)
- [Lack of parking in town centre](#)
- [Lack of public transport \(specifically bus services\)](#)
- [Loss of arable land](#)
- [Pressure on infrastructure](#)
- [Positive that the site could provide land for a school/school expansion](#)
- [Sewage capacity](#)
- [Flood risk \(surface water\)](#)
- [Lack of employment opportunities in Hungerford](#)
- [Consultation – development will impact on all residents, not just those living within 100m](#)

Site Selection – Site Commentary

SA/SEA:

There are no significant positive or negative effects if only the northern part of the site is considered for development. The site is well located for services, education and public transport options, although the majority of employment facilities are to the north of Hungerford. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of this means that there would be a positive impact on sustainability. The landscape impact assessment of development on this site shows that it would not be appropriate to develop this entire site, and any design would need to incorporate the suggested mitigation. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site had been promoted for approximately 250 homes at a density of 30 dwellings per hectare, with possible provision for primary school and retirement or care home. The land is available immediately.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN008	Site Address:	Hungerford Trading Estate
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Development Potential:	10.4 dwellings (0.56ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Protected employment area
- Flood risk (FZ2, groundwater and surface water)
- AONB

Exclude from site selection due to location within protected employment area

Site Assessment

Parish Council consultation response:	Site is considered by some of the landowners to be third tier industrial units. Some units are currently vacant and there does not appear to be a rush to redevelop the site. HGV movements to the site can cause issues / conflict with the surrounding residential development. The site is no working effectively as an employment site at present but it could in the future.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		A	Adjacent to FZ3
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	Assessment Required	Due to location in the AONB a landscape assessment would be required
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	Y	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

*Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN011	Site Address:	Land off Marsh Lane, Hungerford, RG17 0QN
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Development Potential:	20.4 dwellings (0.83ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Adjacent to SSSI
- Loss of allotments
- Flood risk (adjacent to FZ3, FZ2 and groundwater). Although the site does not have a history of flooding there is evidence of the site becoming boggy and wet.
- AONB
- Relationship to existing centre of settlement
- Proximity to railway line

Site Assessment

Parish Council consultation response:	Access is a significant constraint. The Town Council would not like to see this site developed. The area has a very rural feel and is popular with walkers. Flooding issues are of great concern, especially given the proximity to the canal. Development here could exacerbate the flooding risk. During Winter 2013/14 the site did not actually flood, although the water levels were high enough for it to be close. The site was very boggy.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		A	
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Assessment Required	Landscape assessment has not taken place as site assessed as not currently developable in SHLAA.
SHLAA Assessment	Not Currently developable	Y	Character of the area, access and proximity to the canal.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Site is separated from settlement boundary by railway line

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hungerford	Parish:	Huingerford
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Site ID:	HUN012	Site Address:	Land off Smitham Bridge, Hungerford, RG17 0JB
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Development Potential:	40.2 dwellings (2.1ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

- Key Issues:
- Flood zone 3
 - Access [concerns](#)

Site Assessment

Parish Council consultation response:	Access is a significant constraint. The Town Council would not like to see this site developed. The area has a very rural feel and is popular with walkers. Flooding issues are of great concern, especially given the proximity to the canal. Development here could exacerbate the flooding risk. During Winter 2013/14 the site was flooded for a period of time.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	Approximately half the site is in flood zone 3. There is evidence that the site was flooded during Jan/Feb 2014.
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	N	
	SPA	N	
	Registered Battlefield Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Assessment required	Assessment has not taken place as site assessed as not currently developable in SHLAA
SHLAA Assessment	Not Currently developable	Y	Flood risk and access issues
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Separated from the settlement boundary by the railway line.

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN013	Site Address:	Charnham Park, Hungerford
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Development Potential:	5.6 dwellings (0.28ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Protected employment land
- AONB

Exclude from site selection due to location within protected employment area and within the settlement boundary

Site Assessment

Parish Council consultation response:	This site is within a Protected Employment area. Charnham Park is seen as a good quality reemployment site and development of residential sites could set a precedent and would not be acceptable to the Town Council.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Assessment Required	Landscape assessment has not been carried out as the site is not considered suitable for development.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	Y	Protected employment area.
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN014	Site Address:	Charnham Park, Hungerford
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Development Potential:	10.8 dwellings (0.39ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Protected employment area
- AONB

Exclude from site selection due to location within protected employment area and within the settlement boundary

Site Assessment

Parish Council consultation response:	This site is within a Protected Employment area. Charnham Park is seen as a good quality reemployment site and development of residential sites could set a precedent and would not be acceptable to the Town Council.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Assessment Required	Landscape assessment has not been carried out as the site is not considered suitable for development.
SHLAA Assessment	Not Currently developable/ within settlement boundary	N	
Land Use	Protected Employment Land	Y	Protected employment area
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN015	Site Address:	Land at Bath Road, Eddington
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Development Potential:	5.7 dwellings (0.33ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- AONB
 - Flood risk (ground water)
 - Distance from local amenity space and play facilities
 - Oil pipeline

Site Assessment

Parish Council consultation response:	The Town Council commented on this site along with HUN005, HUN006, HUN015 and HUN020. All sites have easy access to the M4, which would help to reduce congestion through the centre of Hungerford itself. These sites are within walking distance of the town centre. At preferred options the Town Council supported the allocation of this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	A	Adjacent to SSSI HRA screening required. site is across the A4 from the site
	SAC	N	In close proximity to SAC. HRA screening required
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	The landscape assessment indicates development on this site would be acceptable.
SHLAA Assessment	Not Currently developable/ within settlement boundary	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and location	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Site is adjacent to the Eddington settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Settlement Boundary		A	Adjacent to the Eddington settlement boundary
	Previously Developed Land	N	Garden
Land use	Protected Employment Land	N	
	Racehorse Industry	N	
	Flood risk		
Flood risk	Flood Zone 2	A	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the A4, meaning there is potential for air pollution issues on the site
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	U	Site together with HUN005, HUN020, HUN003 and HUN006 could accommodate up to 82 houses that will generate circa 492 daily vehicle movements including circa 49 during the 08.00 to 9.00 am peak. The impact of all these sites would need to be assessed via a Transport Assessment
	Public Transport network	Y	The site is some way from the railway station but there are bus stops within the vicinity where bi-hourly services pass between Hungerford and Newbury with a limited service between Hungerford and Marlborough.
	Footways/Pavements	Y	Roads throughout Hungerford have pavements.
Landscape	AONB	Y	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
	Located within an area of high landscape sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	U	Buildings would need bat surveys if they were to be lost
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		Adjacent to Biodiversity Opportunity Area, In close proximity to SSSI and SAC. HRA screening would be required.
Relationship to surrounding area	Relationship to settlement	Y	Site is not that well related to Hungerford, but is adjacent to the Eddington settlement boundary.
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	Some archaeological potential on the site. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Oil pipeline runs under the site
	Water supply	Y	TW do not envisage any infrastructure concerns have raised concerns regarding water supply capability in relation to HUN003, 005, 006, 0215 and 020.
	Wastewater	Y	TW have raised concerns regarding water supply capability in relation to HUN003, 005, 006, 0215 and 020. TW do not envisage any infrastructure concerns
AWE Consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HUN003, HUN005 , HUN006 , HUN020, HUM005 , HUN006		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN015	Site Address:	Land at Bath Road, Eddington	Development Potential:	5.7 dwellings (0.33ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Ready access to countryside and relatively accessible to facilities in Hungerford		The site's location to the east of Eddington, north of Hungerford, provides opportunities for walking and cycling but is not as readily accessible to sports and other facilities in the town as sites adjacent to Hungerford itself. In terms of environmental and social sustainability, development of the site would have a slightly positive impact.
	Will it increase opportunities for access to sports facilities?	+	There are sports facilities within Hungerford		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is some distance from the primary and secondary schools but close to employment opportunities in Charnham Park		The site is located some distance from education facilities. This location provides access to the strategic road network. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of transport options from this site. It is within walking and cycling distance of facilities in Hungerford, including the rail station, although not as accessible to these as some of the sites adjacent to Hungerford itself. There are a <u>limited</u> number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London		Likely to have positive impact on social and environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			Paddington, as well as to the west.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Opportunity for mitigation to improve road safety	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0 -	Adjacent to Biodiversity Opportunity Area and SSSI. In close proximity to SAC	Buildings would need bat surveys if they were to be lost. Mitigation would be required to ensure no negative impacts on the SSSI or SAC. HRA screening would be required at planning application stage.	Unlikely to be impact on environmental sustainability if mitigated in line with recommendations of Landscape Sensitivity Assessment.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Development would retain the pattern of small scale development at Eddington.	Would need careful design to respect the site's semi-rural location opposite the Kennet Valley and role as part of the gateway to the settlement and to avoid detracting from the thatched property.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact as scale is in keeping with existing settlement pattern.	Design would need to consider impact on thatched property.	Unlikely to have significant impact on environmental or social sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Some archaeological potential on the site	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	-	Proximity to A4 could lead to air quality issues	Mitigation measures could be included in design, e.g. inclusion of buffer zones	The negative impact on environmental sustainability from proximity to the A4 would need to be addressed and mitigated in the design of any development.
	Will the site be at risk from or impact on noise levels?	-	Potential noise impact from adjacent A4	Mitigation measures could be included in design, e.g. inclusion of buffer zones	
	Will there be an impact on	0	Unlikely to have an impact on soil		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	soil quality? Will there be an impact on water quality?	0	quality Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield land. The site is a residential garden		Negative impact on environmental sustainability as it is a Greenfield site
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on building materials, construction, design and transport issues.	Mitigation could include Transport assessment/Travel Plans	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability
	Will the site be subject to / at risk from flooding	-	Ground water emergence zone, potential ground water and surface water flood risk, although no evidence of flooding	Implementation of sustainable urban drainage systems to mitigate flood risk	Flood risk can have a negative impact on all elements of sustainability. Mitigation measures reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

There are no significant sustainability effects.

The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from education facilities. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. All of this means that there would be a positive impact on sustainability.

Development would need careful design in accordance with the recommendations of the Landscape Sensitivity Assessment. [The site is adjacent to a BOA and SSSI and close to a SAC, mitigation would be required to ensure the potential negative impacts of development are mitigated. HRA screening would be required at planning application stage. The development of the site for housing will have a neutral effect on economic sustainability.](#)

[Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN015	Site Address:	Land at Bath Road, Eddington	Development Potential:	7 5 dwellings (0.33ha at 20dph)

Recommendation:

[Following the preferred options consultation the site is not recommended for allocation.](#)

~~This site is recommended for inclusion within the settlement boundary. Sites at Eddington are considered an alternative to a site to the south of Hungerford.~~

[At preferred options the site was recommended as an option for allocation alongside HUN003, 005, 006, 020.](#)

Justification:

~~The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. This site is of a scale that would be compatible with adjacent development in Eddington. Given the scale of potential development it is recommended that inclusion within the settlement boundary could be more appropriate than allocation.~~

[The site is adjacent to the Eddington settlement boundary, rather than being adjacent to Hungerford itself. However, it is reasonably well located for access to the services and facilities within Hungerford.](#)

[Additional technical evidence and consultation responses have highlighted a number of issues related to the development of this site, in combination with the other Eddington Sites. These include proximity to the Kennet and Lambourn Floodplain Site of Special Scientific Interest and Special Area of Conservation, traffic impact on the High Street and relationship to Hungerford itself. Should the site be developed screening for HRA would be required. While none of these factors are showstoppers, they are additional constraints which the other preferred option site does not have and could impact on viability or deliverability of the site/s.](#)

[Development of the whole group of sites would result in the loss of the Garden Centre, which is a local employment and amenity site.](#)

[Following the review of settlement boundaries it is not considered that the site would meet the criteria for inclusion within the settlement boundary.](#)

Discussion:

Site Description:

This small site is located adjacent to the settlement boundary of Eddington to the north of Hungerford. It is residential garden site located immediately to the north of the A4

Landscape:

The Landscape Sensitivity Assessment indicates that, with careful design, the development would result in little harm to the natural beauty of the AONB. Development on this site would be of a scale that is in keeping with the existing development pattern at Eddington. The design would need to take the oil pipeline into consideration.

Flood Risk:

The site is in flood zone 1. The site is in a ground water emergence zone. SuDS techniques would need to be included to mitigate against the potential impact of flooding should the site be developed.

Highways /Transport:

~~The traffic impact on the site together with HUN015, HUN020, HUN005 and HUN006 would need to be accessed via a Transport Assessment~~

[The site has been considered alongside HUN015, HUN020, HUN005 and HUN006 as the 'Eddington Sites'. The traffic impact of the sites would need to be assessed via a Transport Assessment.](#)

[Work carried out by the Council indicates that development to the south of Hungerford would be likely to cause less impact than development to the north due to distance from Education provision, and perceived barriers of the river, canal and railway line.](#)

Site Selection – Site Commentary

Ecology:

Buildings would need bat surveys if they were to be lost.

[The site is adjacent to a Biodiversity Opportunity Area and in close proximity to the Kennet and Lambourn Site of Special Scientific Interest and Special Area of Conservation. Although the site is separated from these specially designated areas by HUN003, HUN015, HUN020 and the A4.](#)

[HRA screening would need to be undertaken at the planning application stage to ascertain the impact of development upon the SAC.](#)

Archaeology:

Some archaeological potential on the site. Further assessment required.

Education:

~~Local primary provision is at capacity,~~ [Expansion work is being carried out at the primary school to increase capacity.](#) ~~but~~ [There are spaces at John O'Gaunt](#)

Environmental Health:

Noise survey would be required [due to the proximity of the A4.](#)

Minerals and Waste:

Site partially underlain by gravel and therefore Policies 1 and 2 of Replacement Minerals Local Plan for Berkshire are relevant.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site

Thames Water:

~~No water supply or wastewater infrastructure issues envisaged~~ [Thames Water have raised concerns regarding water supply and wastewater capability of development in conjunction with EUA003, 005, 006 and 020. Water supply and wastewater infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of development. A water supply and drainage strategy would be required.](#)

Parish Council:

The Town Council view is that sites to the north of Hungerford are preferable to those to the south as they have easy access to the M4 without contributing to congestion through Hungerford town centre.

[At preferred options the Town Council supported the allocation of this site.](#)

Preferred Options consultation key issues:

[\(Comments made in relation to The Eddington sites \(HUN003, 005, 006, 015, 020\).](#)

- [Site is largely brownfield \(garden centre/vet\)](#)
- [Previous development has had a visual impact on AONB need to learn from mistakes](#)
- [Preference for smaller sites](#)
- [Development of HUN005 would have a significant impact on the landscape – should not be included](#)
- [Town boundary should not be extended](#)
- [Impact on AONB](#)
- [Poor relationship to Hungerford itself](#)
- [Lack of screening, would be highly visible on approach to Hungerford](#)
- [Traffic/congestion](#)
- [Road safety regarding crossing the A4](#)
- [Access to education \(long way from the site, parents unlikely to walk their children\)](#)
- [Parking in the town centre](#)
- [Impact on quality of life](#)
- [Pressure on infrastructure](#)
- [Loss of garden centre/vet](#)

Site Selection – Site Commentary

- [Pressure on sewage system](#)
- [Oil pipeline](#)
- [Flood risk](#)
- [Potential impact on River Kennet SSSI/SAC](#)
- [Site promoter for HUN005 would like to see larger area for development](#)

SA/SEA:

There are no significant sustainability effects. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from education facilities. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. All of this means that there would be a positive impact on sustainability. Development would need careful design in accordance with the recommendations of the Landscape Sensitivity Assessment. [The site is adjacent to a BOA and SSSI and close to a SAC, mitigation would be required to ensure the potential negative impacts of development are mitigated. HRA screening would be required at planning application stage. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The proposal is for amendment of the settlement boundary in this location.

There has been an application (12/01982/FULD) for two dwellings on this site which was refused and dismissed at appeal. The main grounds for refusal were that the development was contrary to policy and the potential harm to the AONB. The Inspector commented on the inappropriate design of the proposal but stated that the suitability of the appeal site for housing might have to be considered in the longer term as part of the ongoing review of the delivery of new houses in the District.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN016	Site Address:	The Priory and Platt Court, Hungerford
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Development Potential:	41 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

- Site has planning permission [and is within the existing settlement boundary](#)

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN017	Site Address:	Fairfields, Hungerford
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Development Potential:	20 2 dwellings (0.36ha at 60dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- AONB
 - Flood risk (Groundwater, critical drainage area)

Development of the site would be redevelopment of existing dwellings.

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN018	Site Address:	North View Heights, Hungerford
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Development Potential:	15.4 dwellings (0.24ha at 60dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB
- **Development likely to replace existing [and site is within the settlement boundary](#)**

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN020	Site Address:	Hungerford Garden Centre, Bath Road, Hungerford, RG17 0HE
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Development Potential:	15.7 dwellings (0.86ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Relationship to settlement without other sites coming forward
- Flood risk (groundwater)
- AONB
- Oil pipeline

Site Assessment

Parish Council consultation response:	<p>The Town Council commented on this site along with HUN005, HUN006, HUN015 and HUN020. All sites have easy access to the M4, which would help to reduce congestion through the centre of Hungerford itself. These sites are within walking distance of the town centre. This site is previously developed land. Would not like to lose the Garden Centre.</p> <p>At preferred options the Town Council supported the allocation of this site</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	A	Close proximity to SSSI. HRA screening required. SSSI site is across the A4 from the site
	SAC	A	Close proximity to SAC. HRA screening required. SAC is across the A4 from the site
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Landscape assessment indicates that development on this site would be acceptable.
SHLAA Assessment	Not Currently developable/ within settlement boundary	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Site is close to the Eddington settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Settlement Boundary		N	Close to Eddington Settlement boundary, but separated by other potential sites.
Land use	Previously Developed Land	Y	Garden Centre
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the A4 which could lead to air quality issues
	Contaminated Land	U	Current land use as a garden centre could leave some contamination.
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	U	Site together with HUN015, HUN005, HUN003 and HUN006 could accommodate up to 82 houses that will generate circa 492 daily vehicle movements including circa 49 during the 08.00 to 9.00 am peak. The impact of all these sites would need to be assessed via a Transport Assessment
	Public Transport network	U	The site is some way from the railway station but and there are limited bus stops services in the area within the vicinity where bi-hourly services pass between Hungerford and Newbury
	Footways/Pavements	Y	Roads throughout Hungerford have pavements.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		In close proximity Adjacent to Biodiversity Opportunity Area, SSSI and SAC
Relationship to surrounding area	Relationship to settlement	U	Site is poorly related to Hungerford, although is adjacent to the Eddington settlement boundary.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Flit tools have been found on the site. Further investigation required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Oil pipeline runs under the site
	Water supply	Y	Thames Water has concerns regarding water supply capability . do not envisage any infrastructure concerns
	Wastewater	N	Thames Water has have concern regarding wastewater capability
AWE Consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HUN005, HUN003, HUN015, HUN006		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN020	Site Address:	Hungerford Garden Centre, Bath Road, Hungerford, RG17 0HE	Development Potential:	15.7 dwellings (0.86ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Easy access to countryside and relatively accessible to facilities in Hungerford		The site's location to the east of Eddington, north of Hungerford, provides opportunities for walking and cycling but is not as readily accessible to sports and other facilities in the town as sites adjacent to Hungerford itself. In terms of environmental and social sustainability, development of the site would have a slightly positive impact.
	Will it increase opportunities for access to sports facilities?	0	Some distance from main sports provision in Hungerford		
	Will it protect and enhance green infrastructure across the district?	0	No adjacent rights of way		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is some distance from the primary and secondary schools but close to employment opportunities in Charnham Park		The site is located some distance from education facilities. This location provides access to the strategic road network. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of transport options from this site. It is within walking and cycling distance of facilities in Hungerford, including the rail station, although not as accessible to these as some of the sites adjacent to Hungerford itself. There are a number of local buses serving Hungerford, and a train station with services to Newbury,		Likely to have positive impact on social and environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			Reading and London Paddington, as well as to the west.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Site is adjacent to busy road.	Opportunity for mitigation to improve road safety	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0-	Proximity to BOA , SSSI and SAC, on opposite side of A4.	Mitigation would be required to minimise the impact on the SSSI and SAC. HRA screening would be required.	Any Impact on environmental sustainability could be mitigated in line with recommendations of Landscape Sensitivity Assessment.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0 ?	The site is located within the AONB. Redevelopment with more sympathetic building materials and internal tree planting may reduce the current visual impact.	Would require sensitive treatment as the site is a prominent part of the gateway along the A4 into Hungerford. Should be inclusion of significant tree planting and a soft frontage to the A4.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Redevelopment with more sympathetic building materials and internal tree planting may reduce the current visual impact.		Unlikely to have significant impact on environmental or social sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Flint tools have been found on the site	Further archaeological investigation required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	-	Proximity to A4 could lead to air quality issues	Mitigation measures could be included in design, e.g. inclusion of buffer zones	The negative impact on environmental sustainability from proximity to the A4 would need to be addressed and mitigated in the design of any development.
	Will the site be at risk from or impact on noise levels?	-	Potential noise impact from adjacent A4	Mitigation measures could be included in design, e.g. inclusion of buffer zones	
	Will there be an impact on soil quality?	?	Could be soil quality issues given current use as garden centre		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	Previously developed land		Positive impact on environmental sustainability as it is a brownfield site
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on building materials, construction, design and transport issues.	Mitigation could include Transport assessment/Travel Plans	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Ground water emergence zone, potential ground water and surface water flood risk, although no evidence of flooding	Implementation of sustainable urban drainage systems to mitigate flood risk	Flooding can have a negative impact on all elements of sustainability.
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?	-	Development of this site would result in the loss of the garden centre, which would result in the loss of employment opportunities in Hungerford	Replacement facility would need to be provided to mitigate the impact	Development of this site for housing would result in the loss of the garden centre and the employment opportunity it generates for the local community. This would have a negative impact on economic sustainability. While there are economic benefits from the building of housing by providing a workforce and increasing population, this does not mitigate the impact as a result of an employment facility.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	-	Development of this site would result in the loss of the garden centre, which would result in the loss of employment opportunities in Hungerford.	Replacement facility would need to be provided to mitigate the impact	
	Will it promote and support the vitality and viability of the District's commercial centres?	-	While not within a protected employment area, development of this site would result in the loss of the garden centre, which would result in the loss of employment opportunities in Hungerford	Replacement facility would need to be provided to mitigate the impact	

Summary

There are no significant sustainability effects.

The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from education facilities. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. The site is previously developed land and there are opportunities for sensitive design to reduce the current visual impacts on this prominent part of the gateway along the A4 into Hungerford.

There could be negative environmental impacts from the proximity to the A4, [and the SSSI and SAC](#) but these could potentially be mitigated. [HRA screening would be required, by good design.](#) [Loss of the employment opportunity at the garden centre will have a negative impact on economic sustainability, without an alternative facility being provided \(of which](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

[there is no evidence to suggest it would be\) there is limited scope for mitigation.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN020	Site Address:	Hungerford Garden Centre, Bath Road, Hungerford, RG17 0HE	Development Potential:	15.7 dwellings (0.86ha at 20dph)

Recommendation:

Following the preferred options consultation the site is not recommended for allocation

~~This site to be considered for allocation or inclusion within the settlement boundary. Sites at Eddington are considered an alternative to a site to the south of Hungerford.~~

~~At preferred options the site was recommended as an option for allocation along site HUN003, 005, 006, and 015.~~

Justification:

~~The site is reasonably well located for services, employment and public transport options.~~

~~The site is previously developed land. The landscape assessment states that little harm to the AONB would be created by developing this site, and there is potential for reducing the current visual impact.~~

~~The site is not adjacent to Hungerford itself, and without development of other sites in the Eddington group is not adjacent to the Eddington settlement boundary. However, it is reasonably well located for access to the services and facilities within Hungerford.~~

~~Additional technical evidence and consultation responses have highlighted a number of issues related to the development of this site, in combination with the other Eddington Sites. These include proximity to the Kennet and Lambourn Floodplain Site of Special Scientific Interest and Special Area of Conservation, traffic impact on the High Street and relationship to Hungerford itself. Should the site be developed screening for HRA would be required. While none of these factors are showstoppers, they are additional constraints which the other preferred option site does not have and could impact on viability or deliverability of the site/s.~~

~~Development of this site would result in the loss of the Garden Centre, which is a local employment and amenity site.~~

Discussion:

Site Description:

The site is currently in use as a garden centre and is therefore a brownfield site. It lies immediately to the north of the A4 in Eddington, to the north of Hungerford. Development of the site would most likely involve the loss of the Garden Centre.

Landscape:

~~The Landscape Sensitivity Assessment indicates that development would result in little harm to the natural beauty of the AONB and, on the site would be acceptable, with sensitive design and internal tree planting may reduce the current visual impact on this prominent part of the gateway along the A4 into Hungerford.~~

Development on this site would be of a scale that is in keeping with the existing development pattern at Eddington.

Flood Risk:

The site is in flood zone 1. The site is in a ground water emergence zone. SuDS techniques would need to be included to mitigate against the potential impact of flooding should the site be developed.

Highways /Transport:

~~The traffic impact of the site together with HUN015, HUN020, HUN005 and HUN006 would need to be accessed via a Transport Assessment~~

The site has been considered alongside HUN015, HUN020, HUN005 and HUN006 as the 'Eddington Sites'. The traffic impact of the sites would need to be assessed via a Transport Assessment.

Work carried out by the Council indicates that development to the south of Hungerford would be likely to cause less impact than development to the north due to distance from Education provision, and perceived barriers of the river, canal and railway line.

Site Selection – Site Commentary

Ecology:

~~No issues raised~~ [The site is adjacent to a Biodiversity Opportunity Area and in close proximity to the Kennet and Lambourn Site of Special Scientific Interest and Special Area of Conservation. Although the site is separated from these specially designated areas by the A4.](#)

[HRA screening would need to be undertaken at the planning application stage to ascertain the impact of development upon the SAC.](#)

Archaeology:

~~More information needed~~ [Flint tools have been found on the site, further investigation is required.](#)

Education:

~~Local primary provision is at capacity,~~ [Expansion work taking place at the primary school will increase capacity.](#) ~~but t~~ [There are spaces at John O'Gaunt](#)

Environmental Health:

Noise [and Air quality](#) survey would be required

Minerals and Waste:

Site partially underlain by gravel and therefore Policies 1 and 2 of Replacement Minerals Local Plan for Berkshire are relevant

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site

Thames Water:

~~No water supply infrastructure issues envisaged~~ [Concern regarding water supply and](#) ~~Concern regarding~~ [Wastewater services in relation to the Eddington sites \(EUA003, 005, 006, 015, 020\).](#) The existing network in this area is unlikely to be able to support demand. [Water supply and D](#)~~d~~[rainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. A \[water supply and drainage strategy\]\(#\) would be required.](#)

Parish Council:

The Town Council view is that sites to the north of Hungerford are preferable to those to the south as they have easy access to the M4 without contributing to congestion through Hungerford town centre. They would not, however, like to lose the garden centre.

[At preferred options the Town Council supported the allocation of this site](#)

Preferred Options consultation key issues:

[\(Comments made in relation to The Eddington sites \(HUN003, 005, 006, 015, 020\).](#)

- [Site is largely brownfield \(garden centre/vet\)](#)
- [Previous development has had a visual impact on AONB need to learn from mistakes](#)
- [Preference for smaller sites](#)
- [Development of HUN005 would have a significant impact on the landscape – should not be included](#)
- [Town boundary should not be extended](#)
- [Impact on AONB](#)
- [Poor relationship to Hungerford itself](#)
- [Lack of screening, would be highly visible on approach to Hungerford](#)
- [Traffic/congestion](#)
- [Road safety regarding crossing the A4](#)
- [Access to education \(long way from the site, parents unlikely to walk their children\)](#)
- [Parking in the town centre](#)
- [Impact on quality of life](#)
- [Pressure on infrastructure](#)
- [Loss of garden centre/vet](#)

Site Selection – Site Commentary

- [Pressure on sewage system](#)
- [Oil pipeline](#)
- [Flood risk](#)
- [Potential impact on River Kennet SSSI/SAC](#)

[Site promoter for HUN005 would like to see larger area for development](#)

SA/SEA:

There are no significant sustainability effects. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from education facilities. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. The site is previously developed land and there are opportunities for sensitive design to reduce the current visual impacts on this prominent part of the gateway along the A4 into Hungerford. There could be negative environmental impacts from the proximity to the A4 [and the SSSI and SAC](#) but these could potentially be mitigated. [HRA screening would be required. by good design.](#) [Loss of the employment opportunity at the garden centre will have a negative impact on economic sustainability, without an alternative facility being provided \(of which there is no evidence to suggest it would be\) there is limited scope for mitigation.](#)

Proposed development (from SHLAA submission):

Suggested could be allocated for a range of purposes to meet locally identified need. Site could be suitable for housing, employment retail or leisure uses. Suggested that settlement boundary be revised to include Veterinary Hospital and Hungerford Garden Centre site.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN021	Site Address:	Five Bar and Grill / The Lamb, Charnham Street, Hungerford, RG17 0EP
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Development Potential:	2 dwellings (planning permission)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Flood risk (groundwater, surface water)
- AONB
- TPOs
- Conservation area and listed building

[Site has planning permission for 2 dwellings](#)

Site Assessment

Parish Council consultation response:	Town Council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N <u>Y</u>	14/03164/OUTD – construction of two new dwellings and garages. Allowed on appeal.
Within flood zone 3		A	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		P	Partly within the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Racehorse Industry	N	Pub garden, and meadow
	Previously Developed Land	N	
Flood risk	Flood Zone 2	A	
	Groundwater flood risk	Y	Ground water emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	U	Highways no consulted on this site.
	Public Transport network	Y	There are a number of public transport opportunities available in Hungerford
	Footways/Pavements	Y	There are pavements through the town
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space	N	
	Rights of Way	N	
	Play areas	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	Y	
	Local Wildlife Site	A	
	Nature Reserve	N	
Other (eg. BOA)	A	Adjacent to Biodiversity Opportunity Area	

Site Selection – Site Assessment

Relationship to surrounding area	Relationship to settlement	Y	Site is well-related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	Within the historic core of Hungerford. Further assessment required.
	Conservation area	Y	
	Listed buildings	Y	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	N	
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)			

Comments/site visit notes:

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN022	Site Address:	Land to the west of Salisbury Road, Hungerford
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Development Potential:	503 dwellings (2.63ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – Landscape Assessment indicates only part of the site is suitable for development
- Water supply
- [Access to the site can be achieved from the roundabout at Kennedy Meadow, however, development of the southern part of the site is not considered acceptable in landscape terms.](#)
- [Development of the site should not link physically or visually with HUN007.](#)

Site Assessment

Parish Council consultation response:	<p>Town Council concerned with development going south of the town, especially in relation to the amount of traffic that could be generated that would need to travel through the town centre. A reservoir is located beneath HUN022. The site is a long way out of the existing centre and not easily accessible. Concern about the impact on the views within the AONB. While the site is close to the school, the distance to the town centre outweighs this benefit.</p> <p>At preferred options the Town Council did not specifically comment on this site, although it was not included in their list of preferred sites.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Only part of the site is considered suitable for development.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	The site has been assessed alongside HUN028. Access can be obtained onto the A338 via the existing roundabout. The roundabout would need to be enlarged to provide a fourth arm. There may be potential for an access from Chilton Way or Bourne Vale to the north, however, there would be concern over traffic using the Chilton Way / Church Way junction as it has poor visibility. The part of the site adjacent to the roundabout at Kennedy Meadow is part of the site which is not considered acceptable for development.
	Highway network suitability	U	The site has been assessed alongside HUN028. Development of the two sites would be likely to generate 774 daily vehicle movements, including about 77 during the 08:00 to 09:00 AM peak. The impact would need to be assessed through a Transport Assessment.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
	Public Transport network	Y	There are a number of public transport options available in Hungerford is a railway station in Hungerford, with trains to Newbury, Reading and London Paddington as well as to the west. However, there is only a limited bus service.
	Footways/Pavements	Y	There are pavements throughout Hungerford
Landscape	Located in AONB	Y	
	Located in an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	
	Rights of Way affected	N	
	Play areas nearby	Y	
Ecology / Environmental / Geological	Protected species		
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Relationship to surrounding area	Other (Eg. BOA)		
	Relationship to settlement	Y	Site is well related to the existing settlement
Heritage	Incompatible adjacent land uses	N	
	Archaeology	Y	Ancient field system on site and Iron Age activity to the north of the site. Further investigation required.
	Conservation area	N	
	Listed buildings	N	
Utility Services	Scheduled Monument	N	
	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concern regarding water supply capability, in particular water resource capability
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	SPZ2. High risk of contamination to groundwater.
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: HUN026, HUN028, HUN007		The Landscape Assessment states that any development must not visually or physically link with HUN007.
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN022	Site Address:	Land to the west of Salisbury Road, Hungerford	Development Potential:	50 Ⓕ dwellings (2.63ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside and is close to local services and facilities which would enable walking and cycling.		The site's location to the south of Hungerford gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	There are sports facilities available within Hungerford.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There is access to education, employment and a wide range of facilities.		The site is located close to education facilities as well as other services and facilities within Hungerford. This location provides access to the strategic road network. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a limited number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London Paddington, as well as to the west.		The site's proximity to local services and facilities will encourage walking or cycling. This could lead to a positive impact on social and environmental sustainability, but is unlikely to have any impact on economic sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Improvements to road safety could be made.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	0	Unlikely to have an impact		Development without the mitigation measures set out

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire?				in the Landscape Assessment would have a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Development over the whole site would result in significant harm to the natural beauty of the AONB. Part of the site would be acceptable. The landscape assessment states that there should be no physical or visual link with HUN007.	Development on a smaller part of this site should be subject to the following conditions and protection and enhancement of the following features. <ul style="list-style-type: none"> • Creation of a woodland buffer to define the new edge of the settlement • Careful design of the gateway approach • Retention of views through the site to the wider landscape • Careful design to respect the site's semi-rural location • Retention of open landscape corridor to the river Shalbourne • Extensive internal native tree planting to soften views from North Standen Road 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		In order to maintain the level of social and environmental sustainability of the area, any potential development should consider the impact on the wider AONB.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Probable Medieval field system & nearby prehistoric activity	Further investigation required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield land		The site could have a negative impact on environmental sustainability as it is a Greenfield site
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	An FRA and SUDs would need to be provided.	Unlikely to have an impact on any element of sustainability.
<u>11. To ensure a strong, diverse and sustainable economic base</u>	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	<u>Not considered relevant</u>		<u>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</u>
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	<u>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</u> <u>The development of the site for housing will have an overall neutral effect on economic sustainability.</u>		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	<u>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</u> <u>The development of the site for housing only will have a neutral effect on economic sustainability.</u>		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

There are no significant sustainability effects.

The site is well located for services, education and public transport options, although the majority of employment facilities are to the north of Hungerford. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of which give a positive impact on sustainability.

The landscape assessment indicates that only part of the site would be suitable for development and a number of mitigation measures would be required to ensure development did not have a negative impact on environmental sustainability. [The development of the site for housing will have a neutral effect on economic sustainability.](#)

[Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Hungerford

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN022	Site Address:	Land to the west of Salisbury Road, Hungerford	Development Potential:	50 2 dwellings (2.6ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site does not relate as well to the existing residential development as other sites around Hungerford, therefore, other sites are considered more appropriate for allocation.

[Access to the site is proposed to be through part of the site which is not considered acceptable for development in landscape terms. Therefore, access to the site could only be achieved by development of adjacent sites.](#)

[There are concerns regarding the cumulative impact of this site and HUN007, with development of both sites only being acceptable if there are no physical or visual links between the sites.](#)

Discussion:

Site Description:

The site is located to the south west of Hungerford, close to local services and facilities, and open countryside.

Landscape:

The site is in the AONB. The Landscape Assessment indicates that approximately half the site (to the north) would be suitable for development. The mitigation measures set out in the assessment would need to be adhered to. The landscape assessment states that there must be no visual or physical link between any development at this site and HUN007.

Flood Risk:

The site is in flood zone 1. An FRA would be required and SUDs would need to be provided.

Highways /Transport:

The transport impact would need to be assessed through a transport assessment. Access could be taken from the existing roundabout on the A338, although the roundabout would need to be enlarged to provide a fourth arm.

[Access from the A338 roundabout would result in development of part of the site which is not considered suitable for development.](#)

Ecology:

No known ecological issues.

Archaeology:

There is an ancient field system on the site and Iron Age activity just to the north. Further assessment would be required.

Education:

~~Local primary school provision is at capacity.~~ [Expansion work is taking place at the primary school to increase capacity.](#) There is capacity at the secondary school.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Site Selection – Site Commentary

Environment Agency:

No specific comments have been made on this site. The site is in SPZ2, there is a high risk of contamination to groundwater.

Thames Water:

Significant concern regarding water supply capability, especially water resource capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A detailed water supply strategy would be required.

No wastewater infrastructure issues envisaged.

Parish Council:

Town Council concerned with development going south of the town, especially in relation to the amount of traffic that could be generated that would need to travel through the town centre. A reservoir is located beneath HUN022. The site is a long way out of the existing centre and not easily accessible. Concern about the impact on the views within the AONB. While the site is close to the school, the distance to the town centre outweighs this benefit.

[At preferred options the Town Council did not specifically comment on this site, although it was not included in their list of preferred sites.](#)

[Preferred options consultation key issues:](#)

[No comments were made on this site at preferred options.](#)

SA/SEA:

There are no significant sustainability effects. The site is well located for services, education and public transport options, although the majority of employment facilities are to the north of Hungerford. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of which give a positive impact on sustainability. The landscape assessment indicates that only part of the site would be suitable for development and a number of mitigation measures would be required to ensure development did not have a negative impact on environmental sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The north eastern part of the site (by the water works, totalling 3.75ha) is proposed for development. Advance planting is proposed along the southern and western edges to help define the area.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN023	Site Address:	The Oakes and St Johns Ambulance, Off Station Road, Hungerford
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Development Potential:	15.7 dwellings (0.29ha at 60dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Protected employment area

Exclude from site selection due to location within protected employment area and within the settlement boundary

Site Assessment

Parish Council consultation response:	The Town Council did not comment on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (from LSA)	N/A
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	Y
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN024	Site Address:	The Three Swans Hotel, High Street, Hungerford
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Development Potential:	13 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

- Site has planning permission

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN025	Site Address:	Our Lady of Lourdes, Hungerford
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Development Potential:	14 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

- Site has planning permission [and is within the settlement boundary](#)

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN026	Site Address:	Land at north Standen Road, Hungerford
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Development Potential:	160 59 dwellings (7.79ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – Development on this site would fail to conserve and enhance the special qualities and natural beauty of the AONB.
- [Part of the site is within Flood Zone 3](#)

Site Assessment

Parish Council consultation response:	The topography of the site would make it difficult to develop, especially the larger of the two sites. Any development would be predominant in the view of the AONB.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	Part of the site is in FZ3
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Development on this site would fail to conserve and enhance the special qualities and natural beauty of the AONB.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	The site is not adjacent to eh settlement boundary.

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN027	Site Address:	The Triangle Field, Adjoining the former Priory, Priory Road, Hungerford
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Development Potential:	95 dwellings (4.7ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- The site is currently unavailable, under long term lease (at least 15 years) therefore, the site will not be further assessed at this time.

Site Assessment

Parish Council consultation response:	This site is seen as a vital facility and recreation area for the town. Concern raised about the comment within the SHLAA regarding the site's available, as The Town Council have a long term lease for the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Assessment Required	A Landscape assessment would be required should the site be considered for allocation in the future.
SHLAA Assessment	Not Currently developable	Y	Site is subject to a long term lease and so it not available at this time.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN028	Site Address:	Land south of Chilton Way, Hungerford
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Development Potential:	75.6 dwellings (3.78ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – only part of the site is considered suitable for development
- [Access](#)
- [Site proposed as part of a wider development to the west of Hungerford.](#)

Site Assessment

Parish Council consultation response:	<p>The Town Council did not comment on this site as it was submitted after the consultation events. However, the comments on HUN026 and HUN022 are listed below as they are relevant to the location of this site.</p> <p>HUN022 – concern with development taking pace to the south of Hungerford, especially in relation to traffic generation through the town centre. There is a reservoir below HUN022.</p> <p>HUN026 – Topography of the site could make it difficult to develop. Development would be prominent in the views of within the AONB. Development on the site would need to be carefully considered, along with the density.</p> <p>At preferred options the parish council did not specifically comment on this site, although it was not listed in their list of preferred sites.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Part of the site is considered suitable for development
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N <u>U</u>	The site has been considered alongside HUN022. Access can be obtained onto the A338 via the existing roundabout. The roundabout would need to be enlarged to provide a fourth arm. There are concerns over access to the site, access via HUN022 and the roundabout at Kennedy Meadows would involve development of part of HUM002 that is not considered appropriate for development. There may be potential for an access from Chilton Way or Bourne Vale to the north, however, there would be concern over traffic using the Chilton Way / Church Way junction as it has poor visibility.
	Highway network suitability	U	The site has been assessed alongside HUN022. Development of the two sites would be likely to

Site Selection – Site Assessment

			generate 774 daily vehicle movements, including about 77 during the 08:00 to 09:00 AM peak. The impact would need to be assessed through a Transport Assessment.
	Public Transport network	Y	There are a number of public transport options available in Hungerford
	Footways/Pavements	Y	There are pavements throughout Hungerford
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	Y	Close to local play facilities for children
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	A	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	Archaeological assessment required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concern regarding water supply capability, in particular water resource capability
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	SPZ2
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HUN022, HUN026, HUN001, HUN008		The site is expected to come forward alongside HUN001, HUN022 and HUN026 as a comprehensive development to the west of Hungerford with vehicular access from Salisbury Road and Smitham Bridge Road.
Other (anything else to be considered)	In a previous version of the SHLAA HUN022 and HUN028 were submitted as a single site, they were submitted as separate sites following the February 2013 Call for Sites.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN028	Site Address:	Land south of Chilton Way, Hungerford	Development Potential:	75 6 dwellings (3.78ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside and is close to local services and facilities which would enable walking and cycling.		The site's location to the south of Hungerford gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	There are sports facilities available within Hungerford.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There is access to education, employment and a wide range of facilities.		The site is located close to education facilities as well as other services and facilities within Hungerford. This location provides access to the strategic road network. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are limited a number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London Paddington, as well as to the west. There are good walking/cycling routes through Hungerford.		The site's proximity to local services and facilities will encourage walking or cycling. This could lead to a positive impact on social and environmental sustainability, but is unlikely to have any impact on economic sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	A Tree Preservation Order is adjacent to the site		Development of the site without the mitigation measures outlined in the landscape assessment would have a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Development over the whole site would result in significant harm to the natural beauty of the AONB. Part of the site is considered acceptable for development in landscape terms	Development on a smaller part of this site should be subject to the following conditions and protection and enhancement of the following features. <ul style="list-style-type: none"> • Creation of a woodland buffer to define the new edge of the settlement • Careful design of the gateway approach • Retention of views through the site to the wider landscape • Careful design to respect the site's semi-rural location • Retention of open landscape corridor to the river Shalbourne • Extensive internal native tree planting to soften views from North Standen Road 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site is poorly related to the exiting settlement pattern.	Development of adjacent sites would be required to link this site to the existing build environment.	Development would have a negative impact on environmental sustainability, by changing the character of the area. Mitigation would require other neighbouring sites to be developed.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Probable Medieval field system & nearby prehistoric activity		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality,	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		any aspect of sustainability
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Groundwater emergence zone	An FRA and SUDs would be required.	Flood risk on the site means that there could be a negative impact on all elements of sustainability without mitigation measures.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant sustainability effects.

The site is well located for services, education and public transport options, although the majority of employment facilities are to the north of Hungerford. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of which give a positive impact on sustainability.

The site is located in the AONB, without development in line with the recommendations in the landscape assessment there would be a negative impact on environmental sustainability. The site is not located adjacent to the settlement boundary, meaning without other sites being developed the development of this site would have a negative impact on environmental sustainability. The site is within a groundwater emergence zone. Mitigation measures would be required to ensure there would not be a negative impact on all elements of sustainability. [The development of the site for housing will have a neutral effect on economic sustainability.](#)

[Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Hungerford

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN028	Site Address:	Land south of Chilton Way, Hungerford	Development Potential:	75.6 dwellings (3.78ha at 20dph)
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Recommendation:

The site is not recommended for allocation

Justification:

The site does not relate as well to the existing residential development as other sites around Hungerford, therefore, other sites are considered more appropriate for allocation.

[The site is proposed as one of a number of sites proposed for development to the west of Hungerford, including HUN001, HUN002 and HUN026. Development on this scale would be out of keeping with the role and function of Hungerford as a rural service centre. Development on HUN026 is not considered acceptable in landscape terms.](#)

[There are access concerns regarding the site as it relies on access being provided through other neighbouring sites. Access via HUN022 would not be acceptable, as the proposed access point is within part of the site not considered acceptable for development in landscape terms.](#)

Discussion:

Site Description:

The site is located to the south west of Hungerford, close to local services and facilities, and open countryside.

Landscape:

The site is in the AONB. The Landscape Assessment indicates that development of the north west part of the site would be acceptable, subject to the mitigation measures set out in the assessment.

Flood Risk:

The site is in flood zone 1. The river Shelburne runs through the site, an 8m buffer between the river and any development would be required. The site is within a groundwater emergence zone. An FRA would be required and SUDs would need to be provided.

Highways /Transport:

The transport impact would need to be assessed through a transport assessment. Access could be taken from the existing roundabout on the A338, although the roundabout would need to be enlarged to provide a fourth arm.

[Access to the site is a concern, as it requires access via a neighbouring site, either HUN022 or HUN026. HUN026 is not considered acceptable for development in landscape terms, and the proposed access to HUN022 is located within an area of the site not considered suitable for development in landscape terms. Therefore, access to the site is a significant constraint.](#)

Ecology:

A 6m corridor would be required along the ditch edge to protect Water Voles.

Archaeology:

Probably medieval field system and nearby prehistoric activity. Further assessment would be required.

Education:

Local primary school provision is at capacity [Expansion works are taking place at the primary school to increase capacity.](#) There is capacity at the local secondary school.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Site Selection – Site Commentary

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site. The site is in SPZ2, there is a high risk of contamination to groundwater.

Thames Water:

Significant concern regarding water supply capability, especially water resource capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A detailed water supply strategy would be required.

No wastewater infrastructure issues envisaged.

Parish Council:

The Town Council did not comment on this site as it was submitted after the consultation events. However, the comments on HUN026 and HUN022 are listed below as they are relevant to the location of this site. HUN022 – concern with development taking pace to the south of Hungerford, especially in relation to traffic generation through the town centre. There is a reservoir below HUN022. HUN026 – Topography of the site could make it difficult to develop. Development would be prominent in the views of within the AONB. Development on the site would need to be carefully considered, along with the density.

[At preferred options the parish council did not specifically comment on this site, however, it did not appear in their list of preferred sites for allocation.](#)

Preferred Options consultation key issues:

[No comments were received on this site.](#)

SA/SEA:

There are no significant sustainability effects. The site is well located for services, education and public transport options, although the majority of employment facilities are to the north of Hungerford. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of which give a positive impact on sustainability. The site is located in the AONB, without development in line with the recommendations in the landscape assessment there would be a negative impact on environmental sustainability. The site is not located adjacent to the settlement boundary, meaning without other sites being developed the development of this site would have a negative impact on environmental sustainability. The site is within a groundwater emergence zone. Mitigation measures would be required to ensure there would not be a negative impact on all elements of sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is proposed as one of several sites to come forward together [for comprehensive development to the west of Hungerford.](#) (HUN001, HUN022 and HUN026) [although](#) ~~N~~no specific proposals have been submitted for ~~the~~is site.

Lambourn Site Assessments

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM002A	Site Address:	Land at Meridian House and Stud, Greenways, Lambourn
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Development Potential:	26 dwellings (1.3ha at 20dph)	SHLAA Assessment:	Potentially Developable ment
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Summary of Site Assessment

Key Issues:

- [Site forms part of the Stud and is potentially used as part of the racehorse industry - contrary to policy CS12](#)
- [Site is within the AONB, however the Landscape Sensitivity Assessment concludes that development of this site would not cause harm to the natural beauty of the AONB, subject to mitigation measures outlined within the assessment.](#)
- Flood risk - [part of the site is within a](#) groundwater [emergence zone](#) and [part within a](#) critical drainage area. [A Flood Risk Assessment would be required to support any development on the site](#)
- [Access](#)

Site Assessment

Parish Council consultation response:	<p>Access to the site is the primary concern with this site. Access via Coppington Gardens would impact on Bockhampton Road and Station Road. On road parking in this area is common, effectively making it a one way road. Extra traffic generation is of great concern.</p> <p>There could be potential access from Greenways, although this is not an adopted road.</p> <p>Concern about future development to the south if the site were to be developed as it is raised and could have visual impacts.</p> <p>Development could impact on drainage and run-off.</p> <p>The parish council would be against development of this site, although the site did received receive the highest preference by respondents to the questionnaire sent out.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	Landscape assessment indicates development on this site would be acceptable.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield Land
	Racehorse Industry	Y	Site forms part of the Stud and is potentially used as part of the racehorse industry
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Part of the site is within a groundwater emergence zone
	Surface water flood risk	N	
	Critical Drainage Area	Y	Part of the site is within a Critical Drainage Area
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	U	Potential access issues
	Highway network suitability	U	Highways not consulted on this site
	Public Transport network	U	2 hourly bus service between Lambourn and Newbury. Bus link to Swindon railway station intermittently throughout the day.
	Footways/Pavements	U	Pavements are intermittent through the village
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other	N/A	
Green Infrastructure	Open Space / Playing field /	Y	Site is close to local sports fields/recreation

Site Selection – Site Assessment

	Amenity Space nearby		ground
	Rights of Way affected	A	Public Right of Way runs adjacent to the site
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	U	Possible chalk grassland habitat. An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary . Ecological survey required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N/A	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Iron Age and Roman material found to the north of the site. Further assessment required through a Heritage Impact Assessment
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have concern regarding water supply capability. Water Supply Strategy would be required
	Wastewater	N	TW have concern regarding wastewater capability. Drainage Strategy would be required
	Groundwater source protection zone (SPZ)	N	Major aquifer. High risk of groundwater contamination. Flood Risk Assessment required as part of any planning application
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	List of neighbouring sites: LAM002B, LAM010		LAM002B, LAM010
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM002A	Site Address:	Land at Meridian House and Stud, Greenways, Lambourn	Development Potential:	26 dwellings (1.3ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling.		The site is close to local services and facilities, including a local leisure centre and playing field and has good access to the countryside , meaning that development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre		
	Will it protect and enhance green infrastructure across the district?	0	The site is adjacent to a public right of way	The PROW would need to be preserved and taken into consideration when designing the scheme .	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The racehorse industry is the main source of local employment in the area, but the local services and facilities provide more limited employment opportunities. There are a number of local opportunities within the racehorse industry and small scale local industry		The proximity of the site to local services and facilities and to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+0	Within the village there are a number of opportunities for walking and cycling. However, there are limited public transport opportunities to and from the village. To access a wider range of higher level services there would be a heavy reliance on the car. While there are public transport opportunities within the village, the service is 2 hourly		There are opportunities for walking and cycling to local services and facilities, however there are limited public transport opportunities leading to a high degree of car dependency, especially for higher order goods. Overall it is unlikely that
	Will it reduce the number of	?	Additional traffic could result in road		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	road traffic accidents and improve safety?		safety concerns, but any development would also have the potential to improve road safety.		development of this site will have an impact on any element of sustainability. which should have a positive impact on sustainability. Due to the location of Lambourn there would be a degree of high car dependency.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	Potential Chalk Grassland habitat	Full ecological survey required An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected	Without mitigation measures as set out in the Landscape Sensitivity Assessment there would be potential for a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB. The Landscape Sensitivity Assessment (LSA) indicates that the site could be developed without detriment to the natural beauty of the AONB, subject to mitigation measures set out within the assessment. development of this site would be acceptable.	Landscape assessment - The LSA indicates the following protection and enhancement would be required: <ul style="list-style-type: none"> - Retention of existing vegetation along north east boundary - Replacement of conifer hedge with more appropriate native planting - Denser development should be kept towards the north east edge, becoming less dense as the land rises - Views from the surrounding countryside would need to be considered - New planting would be important in integrating the buildings into the 	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				landscape and defining the settlement edge.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is adjacent to the existing settlement, so development would not be out of character with the existing settlement pattern. Unlikely to have an impact on the character of the built environment.	Sensitive design in accordance with Council policies	Development of the site is unlikely to have an impact on any element of sustainability. However, further investigation will be required through a Heritage Impact Assessment to ensure there will be no negative impacts on the District's heritage assets.
	Will it conserve and enhance the significance of the District's heritage assets?	?	There is iron age and roman material to the north of the site.	Further assessment is required through a Heritage Impact Assessment as to the impact development could have on the archaeological material.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on the District's cultural environment		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The g Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans to reduce car traffic and ensure compliance with policies of the Core Strategy.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport. development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	-	<u>Part of t</u> The site is within <u>a</u> groundwater emergence zone and within a critical drainage area. Anecdotal evidence of flooding during Jan/Feb 2014.	An FRA and appropriate <u>flood</u> mitigation <u>measures</u> including SUDs would need to be provided.	Development on the site could have a negative impact on all elements of sustainability unless appropriate mitigation is provided.
<u>11. To ensure a strong, diverse and sustainable economic base</u>	<u>Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?</u>	<u>0</u>	<u>Not considered relevant</u>		<u>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</u>
	<u>Will it promote and support key business sectors and utilise employment land effectively and efficiently?</u>	<u>0</u>	<u>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</u> <u>The development of the site for housing will have an overall neutral effect on economic sustainability.</u>		
	<u>Will it promote and support the vitality and viability of the District's commercial centres?</u>	<u>0</u>	<u>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.</u>		

Summary

Overall there are no significant sustainability issues with this site, and it is likely to have a predominantly neutral effect on sustainability.

The site is ~~well related~~ close to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability.

Potential negative impacts could occur in relation to the environmental sustainability due to the site's location in the AONB. As long as appropriate mitigation measures are introduced in line with the Landscape Sensitivity Assessment the impact should be mitigated. Flooding could also have a negative impact on all elements of sustainability unless

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

appropriate mitigation measures are provided.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Lambourn

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
Site ID:	LAMN002A	Site Address:	Land at Meridian House and Stud, Greenways, Lambourn	Development Potential:	26 dwellings (1.3ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

Development of this site, albeit only a small part of the original site area proposed, would potentially result in the loss of land associated with the racehorse industry. Loss of land associated with the racehorse industry would be contrary to policy CS12 of the Core Strategy. Policy CS12 aims to prevent pressure for redevelopment of existing facilities to other uses and the fragmentation of existing sites. Such pressures could lead to the decline of the industry locally, threaten the character and form of the settlement and increase pressure for replacement facilities in environmentally sensitive areas.

A revised site area and layout plan was submitted by the site promoter as part of the Preferred Options consultation in order to address the concerns raised through the site assessments. However it is considered that the proposals do not go far enough to address the concerns. The LSA states that the scale of the whole site as assessed related well to the settlement pattern. However it is felt that the revised proposals, whilst addressing concerns over access, are out of character with the existing settlement pattern. Other sites in Lambourn are considered to be more appropriate for development.

~~Concern over traffic impact and access mean that other sites within the village are considered more appropriate for development.~~

Discussion:

Site Description:

The site is located to the south of Lambourn, close to local services and facilities and with good access to the open countryside. Development in this smaller site area would still potentially result in the loss of land associated with the racehorse industry which is contrary to Core Strategy policy CS12.

Landscape:

The site is located in the AONB. The Landscape Sensitivity Assessment (LSA) indicates that development of the site would be acceptable as long as the mitigation measures listed in the assessment are adhered to.

Flood Risk:

Whilst the site is in flood zone 1, although part of the site does sit is within a groundwater emergence zone and part within a critical drainage area. A Flood Risk Assessment (FRA) would be required as part of any planning application and SUDs provided should development take place. There is a high risk to groundwater of contamination and this would need to be taken into account as part of the FRA.

Highways /Transport:

No specific comments made on this site.

~~Concern over access to the site and traffic impact along local roads.~~

The site area and number of dwellings proposed on the site has been reduced by the site promoter during the Preferred Options Consultation. It is proposed the access will now consist of two private drives accessing 9 units in total. The Council's Highways Team have not raised any concerns over this proposed access arrangement.

Ecology:

The site is potential chalk grassland and as a result An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected

~~A full ecological survey would be required.~~

Archaeology:

There are iron age and roman archaeology to the north of the site which requires further investigation. A Heritage Impact Assessment would be required as part of any planning application.

Site Selection – Site Commentary

Education:

Local primary school provision is close to or at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is over a major aquifer, with a high risk of potential groundwater contamination. [As a result a FRA would be required as part of any planning application.](#)

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

Access to the site is the primary concern with this site. Access via Coppington Gardens would impact on Bockhampton Road and Station Road. On road parking in this area is common, effectively making it a one way road. Extra traffic generation is of great concern. There could be potential access from Greenways, although this is not an adopted road. Concern about future development to the south if the site were to be developed as it is raised and could have visual impacts. Development could impact on drainage and run-off. The Parish Council would be against development of this site, although the site did ~~received~~ [receive](#) the highest preference by respondents to the questionnaire sent out.

Preferred Options Consultation Key Issues:

- [Access issues and highways concerns](#)
- [New site area and layout plan proposed, reducing the number of dwellings on the site to 9 units](#)
- [Proposed new access via two private drives](#)
- [Proposed lower density](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

[Overall there are no significant sustainability issues with this site, and it is likely to have a predominantly neutral effect on sustainability.](#)

[The site is close to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability.](#)

[Potential negative impacts could occur in relation to the environmental sustainability due to the site's location in the AONB. As long as appropriate mitigation measures are introduced in line with the Landscape Sensitivity Assessment the impact should be mitigated. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.](#)

~~The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant issues with~~

Site Selection – Site Commentary

~~this site. The site is well related to local services and facilities within the village, including the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. Potential negative impacts could occur in relation to the environmental sustainability due to the site's location in the AONB. As long as appropriate mitigation measures are introduced in line with the Landscape Assessment the impact should be mitigated. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.~~

Proposed development (from SHLAA submission):

No specific proposals have been submitted for this site [through the SHLAA](#). It has been confirmed that access could be taken from The Classics using land in the ownership and control of the landowner.

[The Site Promoter responded to the Preferred Options consultation and provided a layout plan which identified a smaller site area, along with a lower density of development and a lower number of dwellings \(9 units\). In addition, new access arrangements were proposed identifying access via two private drives. The Site Promoter confirmed that drainage/flood risk is not an issue on the site.](#)

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM002B	Site Address:	Land at Meridian House and Stud, Greenways, Lambourn
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Development Potential:	14 dwellings (0.68ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- [Recommended as Not Currently Developable in the SHLAA](#)
- [Poor](#) Relationship to settlement ([site is not adjacent to the existing settlement boundary](#))
- [Site is used](#) Associated with [as part of the Racecourse-racehorse](#) industry – [contrary to policy CS12](#)
- Critical drainage area
- Access [concerns](#)

Site Assessment

Parish Council consultation response:	<p>Parish Council did not specifically comment on this site. Although the comments made regarding LAM002A are relevant to this site.</p> <p>Access to the site is the primary concern with this site. Access via Coppington Gardens would impact on Bockhampton Road and Station Road. On road parking in this area is common, effectively making it a one way road. Extra traffic generation is of great concern.</p> <p>There could be potential access from Greenways, although this is not an adopted road.</p> <p>Concern about future development to the south if the site were to be developed as it is raised and could have visual impacts.</p> <p>Development could impact on drainage and run-off.</p> <p>The parish council would be against development of this site.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (<i>from LSA</i>)	N	Landscape Assessment indicates development on this site would be acceptable.
SHLAA Assessment	Not Currently developable	Y	Landscape Assessment recommendation.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Not adjacent to the existing settlement boundary

*Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM003	Site Address:	Land between River Lambourn and Bockhampton Road, Lambourn
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Development Potential:	11 dwellings (0.54ha at 20dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- [Recommended as Not Currently Developable in the SHLAA](#)
- Landscape [Sensitivity](#) Assessment states that development in this location would not be acceptable [on this site would result in harm to the natural beauty of the AONB and should not be pursued](#)

Site Assessment

Parish Council consultation response:	Parish Council agree with the SHLAA assessment of not currently developable. Development of the site would have a significant impact on the landscape.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N/A	Adjacent to Flood Zone3
Within significant national or international habitat / environmental / historical protection	SSSI	A	Adjacent to SSSI
	SAC	A	Adjacent to SAC
	SPA	A/N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Y	Landscape Sensitivity Assessment states that development in this location would not be acceptable on this site would result in harm to the natural beauty of the AONB and should not be pursued
SHLAA Assessment	Not Currently developable	Y	Landscape Assessment
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Not A adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM004	Site Address:	Land off Bockhampton Road, Lambourn
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Development Potential:	14 dwellings (0.7ha at 20dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- [Recommended as Not Currently Developable in the SHLAA](#)
- Landscape [Sensitivity](#) Assessment states that development [on this site would result in harm to the natural beauty of the AONB and should not be pursued](#). ~~in this location would not be acceptable~~

Site Assessment

Parish Council consultation response:	Parish Council agree with the SHLAA assessment of not currently developable. Development of the site would have a significant impact on the landscape.
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A) Automatic exclusion			
Criteria	Yes/No*	Comments	
Less than 5 dwellings	N		
Planning Permission	N		
Within flood zone 3	N		
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Y	Landscape Sensitivity Assessment states that development in this location would not be acceptable on this site would result in harm to the natural beauty of the AONB and should not be pursued	
SHLAA Assessment	Y	Landscape Assessment	
Land Use	N		
AWE consultation zone	N		
Relative scale in relation to the settlement role and function	N		
Within settlement boundary	N	Not adjacent to the settlement boundary	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM005	Site Address:	Land adjoining Lynch Lane, Lambourn
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Development Potential:	Approx. 60 66-dwellings (3.06 29ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Flood risk (Part of the site lies within Flood Zone 2 and Flood Zone 3, as well as a groundwater emergence zone and an area of surface water flood risk. A Flood Risk Assessment will be required as part of any planning application. The site is adjacent to the River Lambourn which is a SSSI and SAC) - An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. - A Habitats Regulations Assessment (HRA) will be required to accompany any planning application. - Variety of archaeological features in close proximity and on the site. High archaeological potential. Heritage Impact Assessment required as part of any planning application.
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Site Assessment

Parish Council consultation response:	<p>Parish Council has various concerns with this site, as does the local community. These are primarily focused on drainage issues and the potential visual impact of development. The land is very wet, and within a ground water emergence zone. The River Lambourn is a SSSI so there are concerns about what impact any drainage solutions could have on this. During Feb 2014 there was standing water on the site.</p> <p>Concern about the loss of agricultural land which is currently used for agricultural purposes. There is no formal footpath on the access route to the site.</p> <p>This was the least favoured site for development by the residents responding to the survey. The parish council indicated that there is the possibility of Saxon remains on the site.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	The northern and north eastern part of the site is within Flood Zone 3. Developable area reduced to take account of flood risk area.
Within significant national or international habitat / environmental / historical protection	SSSI	A	Adjacent to River Lambourn. A Habitats Regulations Assessment (HRA) will be required to accompany any planning application.
	SAC	A	Adjacent to River Lambourn. A Habitats Regulations Assessment (HRA) will be required to accompany any planning application.
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function of	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	The northern and north eastern part of the site is within Flood Zone 2. Developable area reduced to take account of flood risk area. Part of the north east part of the site is within flood zone 2.
	Groundwater flood risk	Y	Entire site is within a groundwater emergence zone
	Surface water flood risk	Y	Northern part of the site is within an area of surface water flood risk
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Access can be obtained via The Park and Essex

Site Selection – Site Assessment

			Place, although visibility at the Essex Place / Big Lane junction appears to be limited to an extent. Access can also be obtained via Lynch Lane
	Highway network suitability	N	Development would be likely to generate approximately 336 daily vehicle movements, including about 34 during the 08:00 to 09:00 AM peak. This is expected to have a marginal impact on the highway network.
	Public Transport network	U	2 hourly bus service between Lambourn and Newbury. Bus link to Swindon Railway station intermittently throughout the day.
	Footways/Pavements	Y	
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other	N/A	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Adjacent to recreation ground
	Rights of Way affected	N	
	Play areas nearby	Y	
Ecology / Environmental / Geological	Protected species	U	Potential UKBAP grassland.-Ecological assessment An extended phase 1 habitat survey would be required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	A	Adjacent to BOA
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Variety of features in close proximity to and on the site. High archaeological potential. archaeological desk based assessment as a minimum and field evaluation if required as part of any planning application
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have raised no concern regarding water supply capability. Infiltration of groundwater into the network is an issue in Lambourn
	Wastewater	N	TW have raised concern regarding wastewater capability. A Drainage Strategy will be required as part of any planning application. Infiltration of groundwater into the network is an issue in Lambourn
	Groundwater source protection zone (SPZ)	N	High risk of contamination to groundwater. Flood Risk Assessment required as part of any planning application
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	The site is partially underlain by gravel deposits. Consideration of Policy 1 & 2 of the RMLP required.
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> N/A	N/A	
Other (anything else to be considered)	none N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	LAM005 AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM005	Site Address:	Land adjoining Lynch Lane, Lambourn	Development Potential:	Approx. 60 56-dwellings (3.06 2ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling.		The site is close to local services and facilities including a local leisure centre and playing field, as well as good access to the countryside , meaning that Development of the site is likely to have a positive impact on social and environmental sustainability. Development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI	Development of the site provides opportunities to enhance the existing PROW and bridle-path network through the creation of new routes linking to existing.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. There are a number of local opportunities within the racehorse industry and small scale local industry The racehorse industry is the main source of local employment in the area, but the local services and facilities provide more limited employment opportunities.		The proximity of the site to local services and facilities and to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0+	Within the village there are a number of opportunities for walking and cycling. However, there are limited public transport opportunities to and from the village. To access a wider range of higher level services there would be reliance on the car. While there are public transport opportunities within the village, the	Development of the site provides opportunities to enhance the existing PROW and bridle-path network through the creation of new routes linking to existing.	There are opportunities for walking and cycling to local services and facilities, however there are limited public transport opportunities leading to a high degree of car dependency, especially for higher order goods.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it reduce the number of road traffic accidents and improve safety?	?	<p>service is 2 hourly</p> <p>Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.</p>		<p><u>Overall it is unlikely that development of this site would have an impact on any element of sustainability. However, the site does provide the opportunity to enhance the exiting PROW which could have a positive impact on environmental and social sustainability. which should have a positive impact on sustainability. Due to the location of Lambourn there would be a degree of high ear dependency.</u></p>
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	<p>The site is adjacent to the River Lambourn, <u>which is a</u> SSSI and SAC, and</p> <p><u>The site is also adjacent to</u> a BOA. Development of the site would lead to loss of Grade 2 and 3 agricultural land.-S</p> <p><u>The site is a potential</u> designated as UKBAP grassland.</p>	<p>Full ecological survey required An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected</p> <p>A significant stand-off between the SSSI/SAC and the development would be required.</p> <p>A Habitats Regulations Assessment (HRA) will be required to accompany any planning application.</p> <p>Any development would have to prove that it would not cause harm to the River Lambourn</p>	<p>Due to the site's location, adjacent to the SSSI and SAC without careful design development could have a negative impact on these areas, <u>however with careful design and appropriate mitigation measures the impact on the environmental sustainability could be reduced.</u></p>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				SSSI/SAC	
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB. The Landscape Sensitivity Assessment (LSA) indicates that development of this site would be acceptable the site could be developed without detriment to the natural beauty of the AONB, subject to some mitigation measures.	Landscape assessment. The LSA indicates the following protection enhancement would be required as part of any development : - The retention of existing riverside vegetation - The provision of connection for pedestrians to link the existing housing with the valley floor to the north.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is adjacent to the existing settlement, so development would not be out of character with the existing settlement pattern. †Unlikely to have an impact on the character of the built environment.		Development of the site is unlikely to have an impact on any element of sustainability. However further investigation will be required through a Heritage Impact Assessment to ensure there will be no negative impacts on the District's heritage assets.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is in an area of high archaeological potential	Further investigation would be required through an archaeological desk based assessment as a minimum and field evaluation if necessary	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on the District's cultural environment		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Ⓒ This is a greenfield site		The g Greenfield nature of the site means that there could be a negative impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans to reduce car traffic and ensure compliance with policies of the Core Strategy.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport. development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The northern and north eastern edge of the site is within Flood Zones 2 and 3. The site is also within the site in a groundwater emergence zone and surface water flood risk area.	An A FRA and appropriate flood mitigation measures including SUDs would need to be provided. No development will take place within the Flood Zones	Development on the site could have a negative impact on all elements of sustainability unless appropriate mitigation is provided. Developing outside the area within Flood Zones 2 and 3 will help to reduce the flood risk and potential impact on sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall there are no significant sustainability issues with this site [and it is likely to have a predominantly neutral effect on sustainability.](#)

The site is well related to local services and facilities within the village, including [access to](#) the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. [In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability.](#)

Potential negative impacts could occur in relation to the environmental sustainability due to the site's location within the AONB and the proximity of the site to the SSSI and SAC. As long as appropriate mitigation measures are introduced, including those set out within the Landscape [Sensitivity](#) Assessment, the impact should be mitigated [and deliver positive effects on sustainability.](#) Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided. [Developing outside Flood Zones 2 and 3 will help to reduce the flood risk and potential impact on sustainability.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Lambourn

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB ^{N&T}	Settlement:	Lambourn	Parish:	Lambourn
Site ID:	LAM005	Site Address:	Land adjoining Lynch Lane, Lambourn	Development Potential:	Approx. 60 ⁵⁶ dwellings (3.06 ^{2.8} ha at 20dph)

Recommendation:

Site is recommended for allocation ~~(excluding the area of the site at risk from flooding).~~

Justification:

The site is well related to existing services and facilities within Lambourn.

Whilst the site is within the AONB a Landscape Sensitivity Assessment has been carried out and indicates that development on the site would be acceptable in landscape terms, subject to mitigation measures to ensure the protection of existing landscape features. In addition the LSA states that both sites LAM007 and LAM005 could only be developed in part concurrently or either one or the other selected.

The northern and north eastern part of the site lie within Flood Zones 2 and 3 and within an area of surface water flood risk, whilst the whole site lies within a groundwater emergence zone. No development will take place within the Flood Zones and a Flood Risk Assessment (FRA) will be required to support a planning application, along with implementation of appropriate flood risk mitigation measures.

Development on the site will not adversely affect the SSSI/SAC. A Habitats Regulations Assessment (HRA) will be required to accompany any planning application. The development will need to provide a significant buffer/stand-off between the development and the SSSI/SAC. An extended phase 1 habitat survey would also be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.

The site has been identified as having a high archaeological potential and therefore further investigation will be required as part of a planning application via an archaeological desk based assessment as a minimum and field evaluation if necessary.

~~Development can take place on the site without needing to develop the area of the site within the flood zone.~~

Discussion:

Site Description:

The site is located to the north east of Lambourn. Close to local services and facilities including [good access to the](#) open countryside.

Landscape:

The site is located within the AONB, ~~although the~~ A Landscape Sensitivity Assessment (LSA) has been carried out on the site and indicates that development on the site would be acceptable as long as mitigation measures as listed in the assessment are adhered to. It states that development on the site should retain the existing riverside vegetation and provision of connections for pedestrians to link the existing housing with the valley floor to the north.

In addition, the overall conclusions of the LSA recommend that the larger sites within Lambourn, LAM007 and LAM005, are either only developed in part concurrently, or either one or the other selected, to continue the pattern of sequential small developments in the village.

Flood Risk:

The northern and north eastern part of the site lie within Flood Zones 2 and 3 and within an area of surface water flood risk, whilst the whole site lies within a groundwater emergence zone. Approximately 10% of the site is within flood zone 3, with a further 1% in flood zone 2. No development will take place within the Flood Zones and a Flood Risk Assessment (FRA) will be required to support a planning application, along with implementation of appropriate flood risk mitigation measures. The FRA should include consideration of all sources of flooding, including groundwater flood risk.

~~10% of the site is within flood zone 3, with a further 1% in flood zone 2. An ordinary water course passes through the site. An FRA would be required and appropriate mitigation, including SUDs would need to be provided. Should development take place it would only be on the area of the site within flood zone 1.~~

Site Selection – Site Commentary

Highways /Transport:

Traffic generated by the site is expected to have a minimal impact on the highway network. Access to the site can be obtained via The Park and Essex Place. Some improvements may be required to the Essex Place/Big Lane junction [as the visibility at the junction appears to be limited. Further consideration of the site following the Preferred Options consultation by the Highways Team has identified Lynch Lane as another possible access to/from the site.](#)

[The Highways Team have confirmed that in accordance with Manual for Streets it is preferable to have more than one access serving the development to enhance permeability through the site.](#)

There are limited public transport opportunities within the village, with a 2 hourly bus service linking the village to Newbury. There is also an intermittent link to Swindon Railway Station. There are local opportunities for walking and cycling within the village, [with footways and bus stops within the vicinity where services are available to places such as Newbury and Hungerford.](#)

[There are no formal PRoW that pass through the site however there is an opportunity with the development of this site to improve the network of bridle paths and public rights of way within the area which would benefit the community and racing industry as a whole.](#)

Ecology:

The site is [potentially](#) within a UKBAP grassland site, [and lies](#) adjacent to the River Lambourn SSSI and SAC. [A Habitats Regulations Assessment \(HRA\) will be required to accompany any planning application.](#) ~~A full ecological survey would be required and details setting out that any development would not harm the SSSI or SAC.~~

[In addition, an extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected. In addition, following Preferred Options consultation it has been concluded that a significant buffer/stand-off would be required between the SSSI/SAC and the development.](#)

Archaeology:

The site is in an area of high archaeological potential requiring further investigation. [It has been concluded that a variety of archaeological features are in close proximity and on the site and therefore a Heritage Impact Assessment would be required as part of any planning application.](#)

Education:

Local primary school provision is close to or at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

The site is partially underlain by gravel deposits. Consideration of policy 1 & 2 of the RMLP would be required.

No known waste issues [in relation to land use planning.](#)

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

~~The EA strongly advise that the site is not allocated. Where the site is recommended for allocation a strategic sequential test would be required. There would need to be an allocation policy to clarify that there would be no development within the flood zones.~~ [As part of the Preferred Options consultation the Environment Agency \(EA\) responded stating that it is noted the developable area does not include the area in Flood Zone 3 and 2. The policy allocation should set out that there will be no development in Flood Zone 3 and 2. This is a change from advice provided by the EA prior to the consultation.](#)

The site is over a major aquifer with high potential for groundwater contamination. [As a result a FRA would be required as part of a planning application.](#)

Site Selection – Site Commentary

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required [As part of the Preferred Options consultation Thames Water responded stating that they do not envisage infrastructure concerns regarding Water Supply capability in relation to this site. This is a change from advice provided by Thames Water prior to the consultation.](#)

Concern regarding Waste wWater services. The existing network in this area is unlikely to be able to support demand [anticipated from the development](#). Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A dDrainage sStrategy would be required [as part of any planning application to determine the exact impact on the infrastructure and the significant of the infrastructure to support the development.](#)

[Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn, therefore an integrated Water Supply and Drainage Strategy would be required for this site.](#)

Parish Council:

Parish Council has various concerns with this site, as does the local community. These are primarily focused on drainage issues and the potential visual impact of development. The land is very wet, and within a ground water emergence zone. The River Lambourn is a SSSI so there are concerns about what impact any drainage solutions could have on this. During Feb 2014 there was standing water on the site.

Concern about the loss of agricultural land which is currently used for agricultural purposes.

There is no formal footpath on the access route to the site.

This was the least favoured site for development by the residents responding to the survey.

The Pparish eouncil Council indicated that there is the possibility of Saxon remains on the site.

Preferred Options Consultation key issues:

- [Principle of development](#)
- [Highways/Transport](#)
- [Infrastructure](#)
- [Landscape/Setting](#)
- [Flooding](#)
- [Ecology](#)
- [Employment](#)
- [Heritage](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

~~There are no significant sustainability issues with this site. The site is well related to local services and facilities within the village, including the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. Potential negative impacts could occur in relation to the environmental sustainability due to the site's location within the AONB and the proximity of the site to the SSSI and SAC. As long as appropriate mitigation measures are introduced, including those set out within the Landscape Assessment, the impact should be mitigated. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.~~

[Overall there are no significant sustainability issues with this site and it is likely to have a neutral effect on sustainability.](#)

[The site is well related to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability.](#)

[Potential negative impacts could occur in relation to the environmental sustainability due to the site's location within the AONB and the proximity of the site to the SSSI and SAC. As long as appropriate mitigation measures are introduced, including those set out within the Landscape Sensitivity Assessment, the impact should be mitigated and deliver positive effects on sustainability. Flooding could also have a](#)

Site Selection – Site Commentary

negative impact on all elements of sustainability unless appropriate mitigation measures are provided. Developing outside Flood Zones 2 and 3 will help to reduce the flood risk and potential impact on sustainability.

Proposed development (from SHLAA submission):

The site is proposed through the SHLAA for 150 dwellings.

The Site Promoter responded to the Preferred Options consultation confirming the site was available, and there are no significant issues that would undermine the deliverability of the site. It was also confirmed that a Phase 1 Habitat Assessment had been carried out for the site, and this was subsequently provided to the Council. The site promoter also raised concern regarding the developable area and density of the site set out within the Preferred Options DPD.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM006	Site Address:	Land at Wantage Road and Northfields, Lambourn
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Development Potential:	28 dwellings (1.38ha at 20dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- [Recommended as Not Currently Developable in the SHLAA](#)
- Landscape [Sensitivity](#) Assessment states that development in this location would not be acceptable ~~on this site would result in harm to the natural beauty of the AONB and should not be pursued.~~

Site Assessment

Parish Council consultation response:	Parish Council agree with the SHLAA assessment of not currently developable. Development of the site would have a significant impact on the landscape.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Y	Landscape Sensitivity Assessment states that development in this location would not be acceptable on this site would result in harm to the natural beauty of the AONB and should not be pursued
SHLAA Assessment	Not Currently developable	Y	Landscape Assessment
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary.

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM007	Site Address:	Land between Folly Road, Rockfel Road / Bridleways and Stork House drive, Lambourn
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Development Potential:	24 dwellings (1.2ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- [Site is within the AONB – a Landscape Sensitivity Assessment \(LSA\) has concluded that](#) only part of the site is considered suitable for development. [The LSA also concludes that LAM005 and LAM007 are either only developed in part concurrently, or either one or the other selected.](#) Southern part of the site is used as part of the Racehorse industry – [development of the site would be contrary to policy CS12](#)
- [TPOs along northern and north eastern boundaries](#)
- [Site is possibly Chalk Grasasland – An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)
- [Site is considered to have high archaeological potential, therefore further investigation will be required as part of any planning application - Heritage Impact Assessment required.](#)

Site Assessment

Parish Council consultation response:	<p>Concerns over access – Folly Road is unsuitable for the whole of the site, it is too narrow and is a route used to get horses up to the gallops. The lower part of the site could be accessed from Rockfel Road. If only the frontage of Folly Road was developed the access might be acceptable. Development could result in increased run-off into Lambourn Village. The water mains are already fragile (10" main has burst 3 times in the last 6 months).</p> <p>The racehorse yard adjacent to the site is still in use, and there is concern that the yard could be lost should this site be developed.</p> <p>The Parish Council thought that ownership of the site might prove problematic to any development on the site coming forward.</p> <p>Overall conclusion was that if development is needed, then development of the site might be a possibility if the constraints are taken into account and if considered as two separate sites. This site was the 1st choice of 27% of questionnaire respondents and the 2nd choice of 21%.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Grade 1 / II* Park and Gardens		N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	The Landscape Sensitivity a Assessment indicates that only part of the site is suitable for development.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to the settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	Y	A large area in the southern part of the site is currently utilised as part of the racehorse industry
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	A	A small area in the south of the site is within a groundwater emergence zone
	Surface water flood risk	N	
	Critical Drainage Area	A	Adjacent to a critical drainage area
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Access can be obtained from Folly Road, but there are no footways probably not appropriate

Site Selection – Site Assessment

			given the rural nature of the road . An alternative, and preferred, access could be Rockfel Road through a recreation ground.
	Highway network suitability	N	Development would be likely to generate approximately 144 daily vehicle movements including about 14 during the 08:00 to 09:00 AM peak. The traffic impact on the highway network is expected to be limited
	Public Transport network	U	2 hourly bus service between Lambourn and Newbury. Bus link to Swindon railway station intermittently throughout the day.
	Footways/Pavements	U	Pavements are intermittent through the village. There are no pavements along Folly Road and it would probably not be appropriate to add them considering the rural nature of the road. A footpath along Folly Road would be welcomed . Should the alternative access from Rockfel Road be considered this would link the site into the footway network.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other	N/A	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is close to the school playing fields, but these do not have public access.
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	U	Possible chalk grassland habitat - An extended phase 1 habitat survey would be required together full ecological survey needed.
	Ancient woodland	N	
	Tree Preservation Orders	Y	TPOs along northern and north eastern boundaries
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	Site has high archaeological potential with a variety of features close to and on the site. Further investigation required through an Heritage Impact Assessment .
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	N	TW do not envisage any infrastructure concerns TW have concern regarding wastewater capability
	Groundwater source protection zone (SPZ)	N	There is a high risk of contamination to groundwater. A Flood Risk Assessment would be required as part of any planning application
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N/A	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> N/A	N/A	
Other (anything else to be considered)		N/A	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM007	Site Address:	Land between Folly Road, Rockfel Road / Bridleways and Stork House Drive, Lambourn	Development Potential:	24 dwellings (1.2ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling.		The site is close to local services and facilities including a local leisure centre and playing field, and has good access to the countryside , meaning that development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to lots of local services and facilities within the village. There are a number of local opportunities within the racehorse industry and small scale local industry The racehorse industry is the main source of local employment in the area, but the local services and facilities provide more limited employment opportunities.		The proximity of the site to local services and facilities and to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0 +	Within the village there are a number of opportunities for walking and cycling. However, there are limited public transport opportunities to and from the village. To access a wider range of higher level services there would be reliance on the car. While there are public transport opportunities within the village, the service is 2 hourly	Development of the site provides the opportunity to deliver new footpaths, linking the new dwellings with the existing settlement.	There are opportunities for walking and cycling to local services and facilities, however there are limited public transport opportunities leading to a high degree of car dependency, especially for higher order goods.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		<p><u>Overall it is unlikely that development of this site would have an impact on any element of sustainability. However, the site does provide the opportunity to enhance the pedestrian linkages between the development and the existing settlement which could have a positive impact on sustainability, which should have a positive impact on sustainability.</u> Due to the location of Lambourn there would be a degree of high car dependency.</p>
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	There are TPOs on the site. <u>P and the site is a possible chalk grassland habitat</u>	<p>Design to take into account trees protected by TPOs.</p> <p><u>An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected</u> Full ecological survey would be required.</p>	Without mitigation measures as set out in the Landscape <u>Sensitivity</u> Assessment there would be <u>the</u> potential for a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is within the AONB. <u>The Landscape Sensitivity Assessment work (LSA) indicates development on only part of the site would be suitable for development. result in little harm to the natural beauty of the AONB, Ssubject to a number of conditions/mitigation</u>	The Landscape <u>Sensitivity</u> Assessment requires the protection and enhancement of certain features: <ul style="list-style-type: none"> - low density, linear housing (similar to that north of Folly Lane <u>would be the most appropriate form of development at the higher</u> 	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			measures. It is recommended that only the land adjacent to Folly Road and below the 150m AOD contour in the south of the site to be considered for development.	<ul style="list-style-type: none"> - elevation) - higher density, similar to housing to the east, on the lower ground in the eastern part of the site - Views from surrounding countryside would need to be carefully considered - New planting would be important in integrating the buildings into the landscape, to including replacement of the conifer hedges. - An area between the two portions of the site for development would need to be left as open field or open space to reduce the overall impact of the development. 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0 ?	The impact on the built environment would depend on the design and size of the development proposed. The site is adjacent to the existing settlement and some appropriate development would not be out of keeping with the existing settlement pattern	Careful design will be required throughout the whole site, but with particular attention at the higher elevations	Development of the site is unlikely to have an impact on any element of sustainability as long as design is in line with the policies of the Core Strategy. However, further investigation will be required through a Heritage Impact Assessment to ensure there will be no negative impacts on the District's heritage assets.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is in an area of high archaeological potential with a variety of features close to and on the site.	Further investigation required through a Heritage Impact Assessment	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on the District's cultural environment		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality,	Will the site be at risk of, or impact on, air quality?	0	Unlikely to have an impact on air quality		Development of the site is unlikely to have an impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
and minimise noise levels throughout West Berkshire	Will the site be at risk of, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		on any element of sustainability.
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield Site		The g Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans to reduce car traffic and ensure compliance with policies of the Core Strategy..	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site site is in Flood Zone 1, but a small part lies is-within an adjacent to a groundwater flood risk area emergence zone and the site is adjacent to a critical drainage area.	There is no evidence of flooding on the site. An FRA would be required and should take into consideration groundwater issues. and SUDs would need to be provided.	Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall there are no significant sustainability issues on this site [and development is likely to have a predominantly neutral effect on sustainability.](#)

The site is well related to local services and facilities within the village, including [access to](#) the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. [In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability.](#)

Potential negative impacts could occur in relation to environmental sustainability due to the site's location in the AONB. Mitigation measures in line with the Landscape [Sensitivity](#) Assessment should reduce this impact [and deliver positive effects on sustainability.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Lambourn

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM007	Site Address:	Land between Folly Road, Rockfel Road / Bridleways and Stork House Drive, Lambourn	Development Potential:	24 dwellings (1.2ha at 20dph)
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Recommendation:

The site is not recommended for allocation

Justification:

Although the site is located close to local services and facilities within Lambourn and relates well to the existing settlement, the site is largely in use as turnout paddocks for the adjacent yard. The equestrian industry plays a vital role within the local rural economy of Lambourn and surrounding areas. As such the loss of the site for housing development would be contrary to policy CS12 of the Core Strategy. Policy CS12 aims to prevent pressure for redevelopment of existing facilities to other uses and the fragmentation of existing sites. Such pressures could lead to the decline of the industry locally, threaten the character and form of the settlement and increase pressure for replacement facilities in environmentally sensitive areas.

Whilst the southern area of the site is used as turnout paddocks the Council's Highways Team have concerns regarding an access onto Folly Road which would impact on the delivery of the northern section of the site. In addition the LSA states that both sites LAM007 and LAM005 could only be developed in part concurrently or either one or the other selected.

Discussion:

Site Description:

The site is located to the west of Lambourn, close to local services and facilities and with good access to the open countryside. Development of the site would result in the loss of land involved in the racehorse industry, which would be contrary to policy CS12 of the Core Strategy.

Landscape:

The site is located in the AONB. The Landscape Sensitivity Assessment (LSA) indicates that development on the site would be acceptable as long as mitigation measures as listed in the assessment are adhered to. It states that development on part of the site would result in little harm to the natural beauty of the AONB. It is recommended that only land adjacent to Folly Road and below the 150m AOD contour in the south of the site be included. Any development on these parts of the site would be subject to conditions and the protection and enhancement of certain features as set out within the LSA.

In addition, the overall conclusions of the LSA recommend that the larger sites within Lambourn, LAM007 and LAM005, are either only developed in part concurrently, or either one or the other selected, to continue the pattern of sequential small developments in the village.

Flood Risk:

The site is in flood zone 1. A small part of the site lies within the adjacent to a groundwater emergence zone and the site is adjacent to a critical drainage area. A Flood Risk Assessment (FRA) would be required to support a planning application. The FRA should take into account flood risk from potential sources including groundwater flood risk, and the implementation of SUDs and/or appropriate mitigation measures would need to be provided as part of any development.

Highways /Transport:

The traffic impact on the highway network is expected to be limited. Access could be obtained onto Folly Road, ~~but there are no pavements and~~ but given the rural nature of the road of the road it probably would not be appropriate to introduce an access. ~~location of the site there would be limited scope to introduce them.~~ An alternative access would be available onto Rockfel Road through the recreation ground. This route would be preferred as this would connect the site into the footway network.

There are footways and bus stops within the vicinity but no footpaths along Folly Road. The addition of a pedestrian access onto Folly Road would be welcomed.

There are limited public transport opportunities within the village, with a 2 hourly bus service linking the

Site Selection – Site Commentary

village to Newbury. There is also an intermittent link to Swindon Railway Station.

There are local opportunities for walking and cycling within the village.

Ecology:

The site is possibly chalk grassland. [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

~~A full ecological survey would be required.~~

Archaeology:

The site is within an area of high archaeological potential. Further investigation is required. [It has been concluded that a variety of archaeological features are in close proximity and on the site and therefore a Heritage Impact Assessment would be required as part of any planning application.](#)

Education:

Local primary school provision is close to, or at capacity. No comments made about secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

No specific comments made on this site. The site is over a major aquifer, with high risk of contamination to groundwater. [As a result a FRA would be required as part of a planning application.](#)

Thames Water:

No ~~W~~ater ~~S~~upply ~~or Waste Water capability issues~~ infrastructure issues envisaged.

[This advice is slightly different to that provided prior to the Preferred Options consultation, when Thames Water had a concern regarding Waste Water capability.](#)

~~Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.~~

~~A drainage strategy would be required~~

Parish Council:

Concerns over access – Folly Road is unsuitable for the whole of the site, it is too narrow and is a route used to get horses up to the gallops. The lower part of the site could be accessed from Rockfel Road. If only the frontage of Folly Road was developed the access might be acceptable. Development could result in increase run-off into Lambourn Village. The water mains are already fragile (10" main has burst 3 times in the last 6 months). The racehorse yard adjacent to the site is still in use, and there is concern that the yard could be lost should this site be developed. The Parish Council thought that ownership of the site might prove problematic to any development on the site coming forward. Overall conclusion was that if development is needed, then development of the site might be a possibility if the constraints are taken into account and if considered as two separate sites. This site was the 1st choice of 27% of questionnaire respondents and the 2nd choice of 21%.

Preferred Options Consultation Key Issues:

- [Principle of development](#)
- [Settlement boundary](#)
- [Racehorse Industry](#)
- [Infrastructure](#)
- [Highways and Transport](#)

Site Selection – Site Commentary

- [Landscape and setting](#)
- [Flooding](#)
- [Pollution](#)
- [Archaeology](#)
- [Ecology](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

[Overall there are no significant sustainability issues on this site and development is likely to have a predominantly neutral effect on sustainability.](#)

[The site is well related to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability.](#)

[Potential negative impacts could occur in relation to environmental sustainability due to the site's location in the AONB. Mitigation measures in line with the Landscape Sensitivity Assessment should reduce this impact and deliver positive effects on sustainability.](#)

~~The SA/SEA indicates a predominantly neutral effect on sustainability. There are no significant sustainability issues on this site. The site is well related to local services and facilities within the village, including the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. Potential negative impacts could occur in relation to environmental sustainability due to the site's location in the AONB. Mitigation measures in line with the Landscape Assessment should reduce this impact.~~

Proposed development (from SHLAA submission):

The site is proposed for a mix of dwellings and densities to suit the needs of the area.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM009	Site Address:	Land east of Hungerford Hill, Lambourn
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Development Potential:	30 dwellings (1.5ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB
- Critical drainage area [Access would need to be carefully considered given topography of the site – uncertain if access onto Hungerford Hill can be achieved. Access via Greenways would require the purchase of additional land](#)
- [The relationship with the existing settlement is poor. The site is separated from the main core of the village by low density housing to the north and east](#)
- Distance from play facilities

Site Assessment

Parish Council consultation response:	<p>Access and impact on the landscape are the key concerns with this site. Access from Hungerford Hill is considered to be dangerous and the other access from Greenways is difficult as it is a very narrow point by the school. Access could be possible if land purchased off Greenways.</p> <p>The site slopes so there would be visual impact at the entrance to the village. It would be difficult to screen any development meaning the character of the village would be affected.</p> <p>There are drainage issues on the site, which could be made worse by development.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Corner of the site boundary lies adjacent to the settlement boundary – largely detached

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	Y	Over half of site is within a Critical Drainage Area
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	U	Access would need to be carefully considered due to the topography of the site. Concern over suitable access arrangements
	Highway network suitability	U	No comments made on this site
	Public Transport network	U	2 hourly bus service between Lambourn and Newbury. Bus link to Swindon railway station intermittently throughout the day.
	Footways/Pavements	U	Pavements are intermittent through the village. There are no pavements adjacent to the site
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other	N/A	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is close to the school playing fields by these do not have public access.

Site Selection – Site Assessment

	Rights of Way affected	A	A PRoW runs along a section of the western boundary
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	U N	Separated from the main core of the village by low density housing to the north and east. Poorly related to the existing settlement.
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	High archaeological potential on the site, but due to previous development on the site it is unclear what the archaeological impact would be. Heritage Impact Assessment required as part of any planning application
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	N	Site is over a major aquifer with high risk of groundwater contamination. FRA would be required as part of any planning application
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> LAM014	LAM014	
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM009	Site Address:	Land east of Hungerford Hill, Lambourn	Development Potential:	30 dwellings (1.5ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling.		The site is close to local services and facilities including a local leisure centre and has good access to the countryside and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre		
	Will it protect and enhance green infrastructure across the district?	0	The site is adjacent to a Public Right of Way, which runs along part of the western boundary	The ROW would need to be preserved.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. There are a number of local opportunities within the racehorse industry and small scale local industry The racehorse industry is the main source of local employment in the area, but the local services and facilities provide more limited employment opportunities.		The proximity of the site to local services and facilities and to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	? -	Within the village there are a number of opportunities for walking and cycling. However there are limited public transport opportunities to and from the village. To access a wider range of higher level services there would be reliance on the car. While there are public transport opportunities within the village, the service is 2 hourly Road and pedestrian access to the site is	If an access can be obtained off Hungerford Hill, Road Safety improvements along Hungerford Hill would be required, along with the delivery of a footway to encourage opportunities for walking and cycling.	The location of the site and concerns over suitable access means that there are concerns over road safety. Road safety can have a negative impact on all elements of sustainability. Improvements to road safety and the delivery of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			limited, and with potential implications on safety.		an appropriate access would help reduce the sustainability impact.
	Will it reduce the number of road traffic accidents and improve safety?	?	Road access to the site is difficult to achieve is via a narrow lane, past the primary school. There could be issues relating to Road Safety.	If an access can be obtained off Hungerford Hill, road safety improvements along Hungerford Hill would be required, along with the delivery of a footway to encourage opportunities for walking and cycling.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Without mitigation measures as set out in the Landscape Sensitivity Assessment there would be the potential for a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB. The Landscape Sensitivity Assessment (LSA) indicates that development of this site would be acceptable the site could be developed without detriment to the natural beauty of the AONB, subject to the mitigation measures set out within the LSA.	Landscape assessment The LSA indicates the following protection enhancement would be required as part of any development : <ul style="list-style-type: none"> - Low density would be the most appropriate form of development in the higher parts of the site - Views from surrounding countryside would need to be carefully considered - New planting would be important in integrating the buildings into the landscape - Existing vegetation framework would need to be protected. 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?	The site is sloping, therefore there would be an impact on the built environment with new development on the higher more visible parts of the site . The site is separated from the main core of the village by low density housing to the north and east . The site is less well related to	Development at a very low density in keeping with surrounding settlement pattern, along with careful design.	Development of the site could have a negative impact on the built environment given the existing settlement pattern. In addition further investigation is required through a Heritage Impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			the settlement than other sites within the village.		Assessment to ensure there will be no negative impacts on the District's heritage assets. Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is in an area of high archaeological potential, although the actual impact is unknown	Further work required through a Heritage Impact Assessment.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on the District's cultural environment		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	Unlikely to have an impact on air quality		Development of the site is unlikely to have an impact on any element of sustainability.
	Will there be an impact noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield site		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans to reduce car traffic and ensure compliance with policies of the Core Strategy.	Without consideration of sustainability construction techniques and the promotion of alternative forms of transport, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	? -	The site is in Flood Zone 1. The site but more than half of the site is within a critical drainage area. Although is not within a flood risk area.	Flood risk assessment (FRA) and flood mitigation would be required on site.	Development on the site could have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided. Unlikely to have an impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					on any element of sustainability, although consideration of flood risk within the village would need to be considered to ensure no negative impact occurred in relation to sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall there are no significant [sustainability](#) impacts from this site [and it is likely to have a predominantly neutral effect on sustainability.](#)

The site is well related ~~located close~~ [located close](#) to local services and facilities within the village, ~~including~~ [and has good access to](#) the countryside, which should have a positive impact on sustainability. [However, it is separated from the main core of the village by low density housing to the north and east and could have a negative impact on the built environment.](#)

There are concerns over road safety [and the delivery of an appropriate access](#), which could have a negative impact on all elements of sustainability unless improvements are made

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

to the highway network [and suitable access arrangements implemented](#). This does also limit opportunity for encouraging walking and cycling, which could reduce the sustainability of the site.

[In addition, potential negative impacts could occur in relation to the environmental sustainability due to the site's location within the AONB. As long as appropriate mitigation measures are introduced, including those set out within the Landscape Sensitivity Assessment, the impact should be mitigated and deliver positive effects on sustainability.](#)

[Whilst the site itself is within Flood Zone 1 more than half of the site lies within a Critical Drainage Area, which increases the risk of flooding and could result in negative impacts upon all elements of sustainability. The implementation of appropriate mitigation measures could reduce the impacts of any such negative effects.](#) ~~While the site itself is not at risk from flooding, flood risk within the village is an issue and development here would need to have appropriate SUDs to ensure that development did not lead to worsening flooding elsewhere, as this would have a negative impact on sustainability.~~

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Lambourn

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
Site ID:	LAM009	Site Address:	Land east of Hungerford Hill, Lambourn	Development Potential:	30 dwellings (1.5ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site is steeply sloping, [resulting in concern over the ability to provide suitable access arrangements with potential access](#) and [potential](#) road safety issues.

[The relationship with the existing settlement is poor, and the site is separated from the main core of the village by low density housing to the north and east](#)

Other sites within the village are considered to have less of an impact on the landscape and built environment.

Discussion:

Site Description:

The site is located to the south east of Lambourn, close to local services and facilities and [with good access to](#) the open countryside. [However the site is separate from the main core of the village by low density housing to the north and east, relating less well to the existing settlement pattern.](#)

~~Development would lead to the loss of land associated with the racehorse industry.~~

Landscape:

The site is within the AONB, ~~although~~ [The Landscape Sensitivity Assessment \(LSA\) indicates the site could be developed without detriment to the natural beauty of the AONB, subject to that development on the site would be acceptable as long as the mitigation measures as listed in the assessment are adhered to.](#)

Flood Risk:

The site is in flood zone 1. [However more than half of the site is within](#) ~~Adjacent to~~ a critical drainage area. [As a result an Flood Risk Assessment \(FRA\) would need to be provided as part of a planning application and SUDs/appropriate mitigation measures would need to be provided should be implemented where necessary.](#)

Highways /Transport:

No specific comments have been made on this site.

Concern over road safety implications of this site due [to the sites location](#). ~~to its location along a rural country road.~~ Significant improvements to Hungerford Hill would be required to encourage walking and cycling. [Concern over suitable access arrangements.](#)

There are limited public transport opportunities within the village, with a 2 hourly bus service linking the village to Newbury. There is also an intermittent link to Swindon railway station. There are local opportunities for walking and cycling within the village.

Ecology:

No known issues.

Archaeology:

The site is in an area of high archaeological potential. Previous development on the site means that it is unclear what the archaeological impact would be. Saxon brooch was recovered from field which may indicate burials. Further investigation would be required [through a Heritage Impact Assessment as part of any planning application.](#)

Education:

Local primary school provision is close to or at capacity. No comments made about secondary school provision.

Site Selection – Site Commentary

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is over a major aquifer with a high risk of contamination to groundwater. [As a result a FRA would be required as part of a planning application.](#)

Thames Water:

TW not consulted on this site.

Parish Council:

Access and impact on the landscape are the key concerns with this site. Access from Hungerford Hill is considered to be dangerous and the other access from Greenways is difficult as it is a very narrow point by the school. Access could be possible if land purchased off Greenways. The site slopes so there would be visual impact at the entrance to the village. It would be difficult to screen any development meaning the character of the village would be affected. There are drainage issues on the site, which could be made worse by development.

Preferred Options consultation Key Issues:

- [Relationship to the existing settlement](#)
- [Access](#)
- [Landscape](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

[Overall there are no significant sustainability impacts from this site and it is likely to have a predominantly neutral effect on sustainability.](#)

[The site is located close to local services and facilities within the village, and has good access to the countryside, which should have a positive impact on sustainability. However, it is separated from the main core of the village by low density housing to the north and east and could have a negative impact on the built environment.](#)

[There are concerns over road safety and the delivery of an appropriate access, which could have a negative impact on all elements of sustainability unless improvements are made to the highway network and suitable access arrangements implemented. This does also limit opportunity for encouraging walking and cycling, which could reduce the sustainability of the site.](#)

[In addition, potential negative impacts could occur in relation to the environmental sustainability due to the site's location within the AONB. As long as appropriate mitigation measures are introduced, including those set out within the Landscape Sensitivity Assessment, the impact should be mitigated and deliver positive effects on sustainability.](#)

[Whilst the site itself is within Flood Zone 1 more than half of the site lies within a Critical Drainage Area, which increases the risk of flooding and could result in negative impacts upon all elements of sustainability. The implementation of appropriate mitigation measures could reduce the impacts of any such negative effects.](#)

[The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant impacts from this site. The site is well related to local services and facilities within the village, including the countryside, which should have a positive impact on sustainability. There are concerns over road safety, which could have a negative impact on all elements of sustainability unless improvements are made to the highway network. This does also limit opportunity for encouraging walking and cycling, which could reduce the sustainability of the site. While the site itself is not at risk from flooding, flood risk within the village is an issue and development here would need to have appropriate SUDs to ensure that development did not](#)

Site Selection – Site Commentary

~~lead to worsening flooding elsewhere, as this would have a negative impact on sustainability.~~

Proposed development (from SHLAA submission):

The site is proposed for 45 dwellings.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM010	Site Address:	Land to the rear of The Classics, Bockhampton Road, Lambourn
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Development Potential:	12 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:

[Site planning permission and development on-site is complete. The site is also within the existing settlement boundary so allocation would not be required.](#) Site complete

Site Assessment

Parish Council consultation response:	Parish council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	08/01503. Approved
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	Deliverable
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		Y	Within existing settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM013	Site Address:	Windsor House Paddocks, Lambourn
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Development Potential:	42 dwellings (2.1ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – [Landscape Sensitivity Assessment](#) required
- Racehorse industry
- Flood risk - [site lies within a](#) (groundwater [emergence zone, an area of surface water flood risk](#) and [a critical drainage area](#)).
- Evidence of significant standing water/[flooding](#) on the site [Jan/Feb in 2007 and 2014](#). [A FRA would be required](#).
- Distance from local amenity space
- TPO [along part of the south eastern boundary](#)

Site Assessment

Parish Council consultation response:	Drainage and flooding are the main issues for this site. The site floods and is part of the natural flood protection for Lambourn Village. There was once an open gully on the site, but this has been filled in. The site is bowl shaped and there was standing water in the field during Jan/Feb 2014, and a few years ago to a depth of about 4ft. Whilst there are engineering solutions to prevent new dwellings from flooding the parish council were very concerned of the impact on flooding elsewhere in the village. The allotments adjacent to this site also flood. The parish council noted that the site is a significant green area in Lambourn and a feature of the village. In its favour the site does have good access.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Assessment Required	Assessment has not been done as the site is not recommended for allocation due to flood risk on the site.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	The site was previously used as part of the racehorse industry but it is understood that this use has ceased on the site as operations have moved to Upper Lambourn
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	The site lies within a groundwater emergence zone and an area of surface water flood risk.
	Surface water flood risk	Y	The site had a large amount of standing water/ flooding in Jan/Feb 2014, and in 2007. This is mainly a result of g Groundwater, but augmented by surface water.
	Critical Drainage Area	Y	The site is within a Critical Drainage Area
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	
	Highway network suitability	U	No comments made on this site
	Public Transport network	U	2 hourly bus service between Lambourn and Newbury. Bus link to Swindon railway station intermittently throughout the day.
	Footways/Pavements	U	Pavements are intermittent through the village. There are pavements along Crowle Road but

Site Selection – Site Assessment

			none along Baydon Road to the north west of the site
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	Y	TPOs along part of the south eastern boundary
	Local Wildlife Site	N	
	Nature Reserve	N	
Relationship to surrounding area	Other (<i>eg. BOA</i>)	N	
	Relationship to settlement	Y	Site is well related to the existing settlement
Heritage	Inappropriate adjacent land uses	N	
	Archaeology	N	
	Conservation area	A	Site is adjacent to the Conservation Area
	Listed buildings	N	Listed buildings within adjacent conservation area
Utility Services	Scheduled Monument	N	
	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
AWE consultation Zone	Groundwater source protection zone (SPZ)	N	Site is over a major aquifer with a high risk of contamination to groundwater. Flood Risk Assessment required as part of a planning application
	Middle	N	
Proximity to railway line	Outer	N	
		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	Partially underlain by gravel deposits
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> LAM009	LAM009	
Other (anything else to be considered)	N/A none		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM013	Site Address:	Windsor House Paddocks, Lambourn	Development Potential:	42 dwellings (2.1ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling.		The site is close to local services and facilities including a local leisure centre and playing field and has good access to the countryside , meaning that development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. There are a number of local opportunities within the racehorse industry and small scale local industry The racehorse industry is the main source of local employment in the area, but the local services and facilities provide more limited employment opportunities.		The proximity of the site to local services and facilities and to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+0	Within the village there are a number of opportunities for walking and cycling. However, there are limited public transport opportunities to and from the village. To access a wider range of higher level services there would be reliance on the car. While there are public transport opportunities within the village, the		There are opportunities for walking and cycling to local services and facilities, however there are limited public transport opportunities leading to a high degree of car dependency, especially for higher order goods.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it reduce the number of road traffic accidents and improve safety?	?	<p>service is 2 hourly</p> <p>Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.</p>		<p>Overall it is unlikely that development of this site would have an impact on any element of sustainability which should have a positive impact on sustainability. Due to the location of Lambourn there would be a degree of high car dependency.</p>
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	There are TPOs on the site – along part of the south eastern boundary	Design to protect the trees would be required.	There is potential for development on the site to have a negative impact on environmental sustainability given the site's location within the AONB.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	<p>The site is within the AONB.</p> <p>A Landscape Sensitivity Assessment (LSA) work has not been carried out on the site.</p>		<p>Landscape work has not been carried out on the site. Any mitigation measures which may arise as a result of an assessment could reduce the negative effects on sustainabilityas the flood risk / history of flooding on the site means the site is not being considered for allocation at this time.</p>
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact on the character of the built environment – the site is adjacent to the existing settlement boundary	Sensitive design required given the site is adjacent to a conservation area.	Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of	0	Quite large plot but no known archaeology, but part of former open		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	the District's heritage assets?		fields, associated with more recent equestrian activity.		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on the District's cultural environment		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield Site		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans to reduce car traffic and ensure compliance with policies of the Core Strategy.	Without consideration of sustainability construction techniques and promotion of alternative modes of transport , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	---	The site is within a groundwater emergence zone and in an area at risk from surface water flooding. The site is also located within a Critical Drainage Area. Flooding regularly occurs on part of the site, which can lead to highway flooding as it did in 2007	The landowner is certain that flood risk could be mitigated, partly by developing certain sections of the site. A FRA has been submitted. An FRA and appropriate mitigation measures, including SUDs would need to be	Given the history of flooding on the site, the flood risk on the site is significant, which could have a negative impact on all elements of sustainability. Mitigation could be

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: <ul style="list-style-type: none"> - 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
				provided to support any planning application on the site	considered which would reduce the negative impacts, although however there are sites within the village which do not have a history of flooding, or are not within a flood risk area, which should be considered for development prior to this site.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability.</p>		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability.</p>		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.

~~There is a significant risk of flooding on this site, which could impact negatively on all aspects of sustainability. Mitigation could be considered.~~ The site is well related to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability.

Potential negative impacts could occur in relation to environmental sustainability due to the Greenfield nature of the site and its location in the AONB. Development of the site also has the potential to negatively impact on sustainability due to the flood risk on the site, which gives rise to serious concerns. Mitigation could be considered to reduce the risk of flooding, however historical flooding has been due largely to groundwater flooding, augmented by surface water.

~~but much of the flood risk, and history of flooding is a result of groundwater flooding. There are no other significant issues on this site, but the risk of flooding outweighs the other positive factors on the site.~~

Summary of effects:

Effect: Predominantly negative neutral

Likelihood: High

Scale: AONB - Lambourn

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM013	Site Address:	Windsor House Paddocks, Lambourn	Development Potential:	42 dwellings (2.1ha at 20dph)
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Recommendation:

The site is not recommended for allocation

Justification:

Whilst the site is well related to the existing settlement, it sits within a groundwater emergence zone, an area of surface water flood risk and a Critical Drainage Area. Council records show that the site flooded in both 2007 and 2014 when severe flooding occurred across West Berkshire. In 2007 the flooding on this site occurred to such an extent that it also flooded the adjacent road (Crowle Road). The risk of flooding and the history of flooding on the site have therefore weighed strongly against the allocation of this site.

Whilst it is appreciated that very often technical solutions can be implemented to reduce the risk of flooding, it is considered that there are alternative sites within Lambourn which are more appropriate for allocation.

The site promoter responded to the Preferred Options consultation and submitted a revised layout plan, which reduced the number of dwellings on the site to 35 and included a large area in the centre of the site for flood mitigation. This revised layout plan does not reflect the current settlement pattern and further highlights the concern regarding flood risk.

The site suffers from significant flooding, from both ground and surface water sources.

Discussion:

Site Description:

The site is located to the south west of Lambourn, close to local services and facilities, including access to the open countryside. The site sits on the valley floor, close to the centre of the village. Development of the site would result in the loss of land involved in the racehorse industry.

Landscape:

The site is in the AONB, although due to the risk and history of flooding on the site a Landscape Sensitivity Assessment work has not been carried out on the site. Should this site be taken forward for development an assessment would be required.

Flood Risk:

The site is in flood zone 1; however, there is a significant risk and history of flooding on the site, which has lead to highway flooding in Lambourn. The site is located within a groundwater emergence zone, an area of surface water flood risk and a Critical Drainage Area. Flooding is largely caused by rising groundwater, and occurs regularly on parts of the site. Records highlight that the site flooded in 2007 and during Jan/Feb 2014 much of the site was flooded.

Highways /Transport:

No specific comments have been made by the Highways Team on this site.

There are limited public transport opportunities within the village, with a 2 hourly bus service linking the village to Newbury. There is also an intermittent link to Swindon railway station. There are local opportunities for walking and cycling within the village.

Ecology:

No known issues.

Archaeology:

No known archaeological issues. Although development has the potential to impact on the character of settlement as the site is part of former open fields associated with more recent equestrian activity.

Education:

Local primary school provision is close to, or at capacity. No comments have been made about secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Site Selection – Site Commentary

Minerals and Waste:

The site is partially underlain by gravel deposits. Consideration of policies 1 & 2 of the RMLP would be required.

[No known waste issues](#)

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments on this site. The site is over a major aquifer with a high risk of contamination to groundwater. [A FRA would be required as part of any planning application should the site come forward.](#)

Thames Water:

TW not consulted on this site

Parish Council:

Drainage and flooding are the main issues for this site. The site floods and is part of the natural flood protection for Lambourn Village. There was once an open gully on the site, but this has been filled in. The site is bowl shaped and there was standing water in the field during Jan/Feb 2014, and a few years ago to a depth of about 4ft. Whilst there are engineering solutions to prevent new dwellings from flooding the parish council were very concerned of the impact on flooding elsewhere in the village. The allotments adjacent to this site also flood.

The parish council noted that the site is a significant green area in Lambourn and a feature of the village. In its favour the site does have good access

Preferred Options Consultation Key Issues:

- [Flood mitigation](#)
- [Revised layout plan submitted](#)
- [Settlement boundary](#)
- [Site Assessment](#)

[For the consultation responses and Council's response, please see Statement of Consultation.](#)

SA/SEA:

[Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.](#)

[The site is well related to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability.](#)

[Potential negative impacts could occur in relation to environmental sustainability due to the Greenfield nature of the site and it's location in the AONB. Development of the site also has the potential to negatively impact on sustainability due to the flood risk on the site, which gives rise to serious concerns. Mitigation could be considered to reduce the risk of flooding, however historical flooding has been due largely to groundwater flooding, augmented by surface water.](#)

~~There is a significant risk of flooding on this site, which could impact negatively on all aspects of sustainability. Mitigation could be considered, but much of the flood risk, and history of flooding is a result of groundwater flooding. There are no other significant issues on this site, but the risk of flooding outweighs the other positive factors on the site.~~

Proposed development (from SHLAA submission):

The site is proposed for approximately 45 dwellings.

[The site promoter responded to the Preferred Options consultation and provided a revised site layout plan. The revised layout plan showed a reduced the number of dwellings on the site \(35 dwellings\) and included a large area in the centre of the site for flood mitigation. The site promoter reiterated that the flood risk can](#)

Site Selection – Site Commentary

[be mitigated.](#)

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM014	Site Address:	Upshire Stables, Hungerford Hill, Lambourn
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Development Potential:	9 dwellings (0.45ha at 20dph)	SHLAA Assessment:	Not Currently developable
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Summary of Site Assessment

Key Issues:

- [Recommended as Not Currently Developable in the SHLAA](#)
- Poor relationship to settlement (- [site is](#) not adjacent to [the existing](#) settlement boundary)
- [RSite used as part of the racehorse industry – contrary to policy CS12](#)

Site Assessment

Parish Council consultation response:	The Parish Council agreed with the SHLAA assessment of the site. The site is a long way outside the settlement.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Assessment Required	
	SHLAA Assessment	Y	Poor Relationship to the settlement, loss of land related to the racehorse industry
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Not adjacent to existing settlement boundary.

* Any Yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Lambourn
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Parish:	Lambourn
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Site ID:	LAM015	Site Address:	Land adjacent to Newbury Road, Lambourn
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Development Potential:	Approximately 5 dwellings	SHLAA Assessment:	Not assessed – new site submission in 2014
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Summary of Site Assessment

Key Issues:

- [The Landscape Sensitivity Assessment indicates that only the south western part of the site could be developed subject to conditions, as set out in the LSA](#)
- [South western part of the site is within a groundwater emergence zone and there is a high risk of contamination to groundwater. Flood Risk Assessment required as part of any planning application](#)

Site Assessment

Parish Council consultation response:	The Parish Council have not been consulted on this site as it was submitted after the Preferred Options consultation
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	The Landscape Sensitivity Assessment indicates that only the south western part of the site could be developed subject to conditions, as set out in the LSA
SHLAA Assessment	Not Currently developable	N/A	Site did not form part of the SHLAA
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Site adjacent to settlement boundary

* Any Yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	South western part of the site is within a groundwater emergence zone
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Access can be obtained via Newbury Road but given topography drives/access points will need to be carefully designed
	Highway network suitability	N	Development is expected to have a limited impact on the highway network.
	Public Transport network	U	2 hourly bus service between Lambourn and Newbury. Bus link to Swindon Railway station intermittently throughout the day.
	Footways/Pavements	Y	
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other	N/A	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Close proximity to playing field

Site Selection – Site Assessment

	Rights of Way affected	<u>N</u>	
	Play areas nearby	<u>N</u>	
Ecology / Environmental / Geological	Protected species	<u>N</u>	
	Ancient woodland	<u>N</u>	
	Tree Preservation Orders	<u>N</u>	
	Local Wildlife Site	<u>N</u>	
	Nature Reserve	<u>N</u>	
	Other (eg. BOA)	<u>N</u>	Mitigation measures, such as SUDS, should be implemented to ensure no adverse impact on the River Lambourn SSSI/SAC
Relationship to surrounding area	Relationship to settlement	<u>Y</u>	Site is well related to the existing settlement
	Incompatible adjacent land uses	<u>N</u>	
Heritage	Archaeology	<u>N</u>	Further archaeological investigation required as part of any planning application (Geophysical survey followed by trial trenching)
	Conservation area	<u>N</u>	
	Listed buildings	<u>N</u>	
	Scheduled Monument	<u>N</u>	
Utility services	Presence of over head cables / underground pipes	<u>N</u>	
	Water supply	<u>U</u>	Thames Water have not been consulted on this site specifically. Infiltration of groundwater into the network is an issue in Lambourn
	Wastewater	<u>U</u>	Thames Water have not been consulted on this site specifically. Infiltration of groundwater into the network is an issue in Lambourn
	Groundwater source protection zone (SPZ)	<u>N</u>	High risk of contamination to groundwater. Flood Risk Assessment required as part of any planning application
AWE consultation Zone	Middle	<u>N</u>	
	Outer	<u>N</u>	
Proximity to railway line		<u>N</u>	
Minerals and Waste	Minerals preferred area	<u>N</u>	
	Mineral consultation area	<u>Y</u>	Small corner of the site is within a mineral consultation area
	Minerals/Waste site	<u>N</u>	
	Other	<u>N</u>	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>	<u>N/A</u>	
Other (anything else to be considered)	<u>N/A</u>		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Lambourn
Parish:	Lambourn		

Site ID:	LAM015	Site Address:	Land adjacent to Newbury Road, Lambourn
Development Potential:	Approximately 5 dwellings		

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling.		The site is close to local services and facilities including a local leisure centre and playing field, as well as good access to the countryside. Development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The racehorse industry is the main source of local employment in the area, but the local services and facilities provide more limited employment opportunities.		The proximity of the site to local services and facilities and to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Within the village there are a number of opportunities for walking and cycling. However, there are limited public transport opportunities to and from the village. To access a wider range of higher level services there would be reliance on the car.		There are opportunities for walking and cycling to local services and facilities, however there are limited public transport opportunities leading to a high degree of car dependency, especially for higher order goods.
	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.		Overall it is unlikely that development of this site would have an impact on any element of sustainability.
5. To protect and enhance	Will it conserve and		Unlikely to impact on sustainability	A SUDS scheme would need to	Without mitigation measure

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
the natural environment	enhance the biodiversity and geodiversity assets across West Berkshire?	<u>0</u>		be provided as part of any planning application, along with appropriate mitigation measures to protect the River Lambourn SAC/SSSI e.g. possibly petrol/oil receptors	as set out in the Landscape Sensitivity Assessment there would be potential for a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	<p>The site is located within the AONB.</p> <p>The Landscape Sensitivity Assessment (LSA) indicates that only the south western part of the site could be developed subject to conditions, as set out in the LSA</p>	<p>The LSA indicates that development would be subject to the following protection and enhancement requirements:</p> <ul style="list-style-type: none"> - Development being contained on the lower ground - Access being possible from Newbury Road - Development should take the form of a continuation of the linear built form on the north east side of Newbury Road but not the widening of the linearity - The retention of open space on the higher ground and the provision of a hedge with hedgerow trees to contain the housing on the north eastern edge, continuing along the south eastern edge to link with garden planting - A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	<u>0</u>	<p>The site is adjacent to the existing settlement, and development would not be out of character with the existing settlement pattern.</p> <p>Unlikely to have an impact on the</p>	Development should be linear adjacent to Newbury Road ensuring the existing settlement pattern is maintained	Development of the site is unlikely to have an impact on any element of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			character of the built environment.		
	Will it conserve and enhance the significance of the District's heritage assets?	<u>0</u>	Unlikely to have an impact on any element of sustainability	Further investigation required as part of any planning application – geophysical survey followed by trial trenching	
	Will it promote, conserve and enhance the District's cultural assets?	<u>0</u>	Unlikely to have an impact on the District's cultural environment		
	Will it provide for increased access to and enjoyment of the historic environment?	<u>0</u>	Unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	<u>0</u>	Unlikely to have an impact on air quality		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	<u>0</u>	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	<u>0</u>	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	<u>0</u>	Unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	This is a greenfield site		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could include Transport Assessment / Travel Plans to reduce car traffic and ensure compliance with policies of the Core Strategy.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The south western part of the site is within a groundwater emergence zone.	A FRA and appropriate flood mitigation measures including SUDs would need to be provided.	Development on the site could have a negative impact on all elements of sustainability unless appropriate mitigation is provided.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

[Overall there are no significant sustainability issues with this site and it is likely to have a predominantly neutral effect on sustainability.](#)

[The site is well related to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability.](#)

[Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site and its location within the AONB. As long as appropriate mitigation measures are introduced, including those set out within the Landscape Sensitivity Assessment, the impact should be mitigated and deliver positive effects on sustainability.](#)

[Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.](#)

Summary of effects:

Effect: [Predominantly neutral](#)

Likelihood: [High](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Scale: [AONB - Lambourn](#)
Duration: [Permanent](#)
Timing: [Short to Long term](#)

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM015	Site Address:	Land adjacent to Newbury Road, Lambourn	Development Potential:	Approximately 5 dwellings
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Recommendation:

[Part of this site is recommended for allocation in accordance with the Landscape Sensitivity Assessment \(2015\).](#)

Justification:

[The site is adjacent to the existing settlement boundary and well related to existing services and facilities within Lambourn.](#)

[Whilst the site is within the AONB a Landscape Sensitivity Assessment has been carried out and indicates that development on part of the site would be acceptable in landscape terms, subject to mitigation measures to ensure the protection of existing landscape features. It states that the north eastern part of the site would result in harm to the natural beauty and special qualities of the AONB, but the south western part of the site adjacent to the road could be developed subject to a series of requirements set out within the LSA to conserve and enhance the AONB.](#)

[The south western part of the site sits within a groundwater emergence zone and therefore a Flood Risk Assessment \(FRA\) would be required as part of any planning application to demonstrate how all potential sources of flooding, including groundwater flood risk has been taken into account in the design of the development. A SUDS scheme would need to be implemented to ensure no adverse impact on the River Lambourn SSSI/SAC.](#)

Discussion:

Site Description:

[The site is located to the south east of Lambourn. Close to local services and facilities including good access to the open countryside.](#)

Landscape:

[The site is located within the AONB. A Landscape Sensitivity Assessment \(LSA\) has been carried out on the site and indicates that development on part of the site would be acceptable in landscape terms, subject to mitigation measures to ensure the protection of existing landscape features.](#)

Flood Risk:

[The south western part of the site sits within a groundwater emergence zone and therefore a Flood Risk Assessment \(FRA\) would be required as part of any planning application.](#)

Highways /Transport:

[Traffic generated by the site is expected to have a minimal impact on the highway network.](#)

[Access to the site can be obtained from Newbury Road but given topography individual drives/access points will need to be carefully designed.](#)

[There are limited public transport opportunities within the village, with a 2 hourly bus service linking the village to Newbury. There is also an intermittent link to Swindon Railway Station.](#)

[There are local opportunities for walking and cycling within the village](#)

Ecology:

[No known issues. A SUDS scheme would need to be provided as part of any planning application, along with appropriate mitigation measures to protect the River Lambourn SAC/SSSI e.g. possibly petrol/oil receptors.](#)

Archaeology:

[No known issues. Further investigation would be required as part of any planning application, in the form of a geophysical survey followed by trial trenching.](#)

Site Selection – Site Commentary

Education:

[Local primary school provision is close to or at capacity. No comments made regarding secondary school provision.](#)

Environmental Health:

[No known air, noise or contamination issues.](#)

Minerals and Waste:

[No known issues](#)

Land use planning consultation zone:

[The site is not within an AWE consultation zone](#)

Environment Agency:

[The Environment Agency has not been consulted on this site.](#)

[The site is over a major aquifer with high potential for groundwater contamination. As a result a FRA would be required as part of a planning application.](#)

Thames Water:

[Thames Water has not been consulted on this site specifically.](#)

[Infiltration of groundwater into the network has been identified as a strategic issue within Lambourn, therefore an integrated water supply and drainage strategy would be required for this site.](#)

Parish Council:

[The Parish Council have not been consulted on this site as it was submitted after the Preferred Options consultation](#)

Preferred Options Consultation key issues:

[This site did not form part of the Preferred Options consultation as it only submitted to the Council in September 2014 as a new site for consideration.](#)

[For the consultation responses and Council's response on Lambourn, please see the Statement of Consultation.](#)

SA/SEA:

[Overall there are no significant sustainability issues with this site and it is likely to have a predominantly neutral effect on sustainability.](#)

[The site is well related to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability.](#)

[Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site and its location within the AONB. As long as appropriate mitigation measures are introduced, including those set out within the Landscape Sensitivity Assessment, the impact should be mitigated and deliver positive effects on sustainability.](#)

[Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.](#)

Proposed development (from SHLAA submission):

[The site was not proposed or assessed through the SHLAA.](#)

[The site was submitted to the Council in September 2014 as a new site to be considered as part of the Housing Site Allocations DPD.](#)

Pangbourne Site Assessments

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN001	Site Address:	Land at Green Lane, Pangbourne, RG8 8JU
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Development Potential:	36 dwellings (1.8ha at 20dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:

- [Location of the site within the North Wessex Downs](#) AONB
- Access / [H](#)ighway network suitability – serious concern raised by Highways and Transport Team

Site Assessment

Parish Council consultation response:	<p>The site could be acceptable to the parish council for a smaller number of dwellings than given in the development potential for the site. Access along Green Lane would be of concern. Pangbourne Parish Council clarified at the preferred options stage that this comment was an informal remark to the effect that if it was ultimately decided to proceed with PAN001 and/or PAN002, the Parish Council would prefer smaller numbers to those envisaged in the current proposals.</p> <p>At the preferred options stage, Pangbourne Parish Council strongly objected to the development of this site.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/P	A Landscape Sensitivity Assessment (2011) indicates that development on the site would be acceptable subject to mitigation and enhancement measures.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N/A	
Highways / Transport	Access issues	Y	Access can be obtained via Bere Court Road onto Pangbourne Hill and via Green Lane onto the A340 Tidmarsh Road. There is concern that the roads are often narrow and may be unsuitable for such additional volumes of traffic. It is not possible to widen the roads in the area.
	Highway network suitability	N	Development would generate approximately 216 daily vehicle movements, including about 22 during the 08:00 to 09:00 AM peak.
	Public Transport network	Y	Pangbourne has a railway station on the Reading – Oxford line. Nearby, Pangbourne Hill has a limited bi-hourly bus service to places such as Reading. All other services serving Pangbourne are up to 900 metres away, which the Council's Highways team have commented is not ideal.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Footways/Pavements	N	There are no footways in the vicinity and the Council's Highways and Transport team has advised that it is not possible to provide any.
Landscape	Located in AONB	Y	
	Area of High Landscape Sensitivity (if not in AONB) (<i>from Core Strategy LSS</i>)	N/A	
	Other	N/A	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is close to school playing fields although these do not have public access
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y N	The site is a BAP (Biodiversity Action Plan) habitat. An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	Thames Water do not envisage any water supply infrastructure concerns
	Wastewater	N	Thames Water have concern regarding wastewater capability. An integrated strategy for water and wastewater would be required at planning application stage if the site is allocated.
	Groundwater source protection zone (SPZ)	Y	SPZ1. High risk of contamination to groundwater. The Environment Agency has no principle objections to development within SPZs.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Site partially underlain by grave deposits. however the sites location at the edge of the deposit so there is limited possibility for the option to use minerals on site as part of the construction or prior extraction (depending upon the quality and depth of the deposit). Consideration of policies 1 & 2 of the Replacement Minerals Local Plan required. There are no known waste issues nearby.
	Other	N/A	
Relationship to / in combination effects of other sites	List of neighbouring sites: N/A	N/A	
Other (anything else to be considered)	At the preferred options stage, a consultation response was received that advised of there being restrictive covenants on site PAN001. The site promoters clients have been unable to confirm whether the covenants exist or not.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN001	Site Address:	Land at Green Lane, Pangbourne	Development Potential:	36 dwellings (1.8ha at 20 dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to facilities in Pangbourne and also affords access to the countryside		The site's location to the south west of Pangbourne gives opportunities for walking and cycling and gives access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have an overall positive impact.
	Will it increase opportunities for access to sports facilities?	0	There are various sports facilities close to the site at Pangbourne College however these are not open to the general public. Public facilities are located at Pangbourne Recreation Ground and Pangbourne Primary School but these are on the other side of the settlement		
	Will it protect and enhance green infrastructure across the district?	0	The site will have a neutral impact upon green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are local facilities and services in Pangbourne (employment, shops, school).		The site is located close to areas of employment and education as well as other services and facilities within Pangbourne. There are public transport opportunities. The proximity to local services and facilities means the site could should have a positive impact on the District's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Bus services from Pangbourne Hill to Upper Basildon and Reading within Pangbourne to major centres are bi-hourly. Pangbourne is served by a train		The site is located close to the local services and facilities in Pangbourne which will encourage walking or cycling. Development could result in

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			station with services to Oxford, Reading and London Paddington		an increased bus service. Development could
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns especially as the roads surrounding the site are often narrow and there are no footways in the vicinity. Roads cannot be widened and it is not possible to provide footways. Any development would also have the potential to improve road safety		Pangbourne is also well served by public transport and therefore impact positively on environmental and social sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site is a BAP (Biodiversity Action Plan) Habitat	An Extended Phase 1 Habitat Survey will be required, together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, if appropriate to ensure any protected species were not adversely affected.	Development would have a potentially negative impact on environmental sustainability unless mitigation measures set out in the Landscape Assessment are adhered to.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	A Landscape Assessment has concluded that development would be acceptable provided that mitigation / enhancement measures are adhered to.	The Landscape Assessment has identified the following mitigation / enhancement measures: <ul style="list-style-type: none"> Views from the east and north-east should be protected through limits on the mass and height of the development and native boundary planting along the southern boundary Retention of on-site trees Retention of the hedgerow boundary along the north-western boundary Provision of a high level of internal tree and shrub planting to blend the site into the adjacent Breedon 	There would be potential for a negative impact on environmental sustainability due to the landscape and visual impact unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				Estate <ul style="list-style-type: none"> Retention of the character of Bere Court Road 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Any development should be in accordance with mitigation/enhancement measures outlined in the Landscape Assessment	Through careful design, development should conserve and enhance the built environment of the surrounding area. A landscape and visual impact assessment would need to be submitted alongside any planning application should the site be allocated.	Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets directly affected		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no cultural assets directly affected		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	The site is unlikely to have an impact on air quality		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	The site is unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality. The site falls within Groundwater Source Protection Zone (SPZ) 1 whereby there is a high risk of contamination to groundwater.	The Environment Agency have no principle objections to development within SPZs.	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability due to the as it is a greenfield nature of the

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	-?	Development is likely to increase greenhouse gas emissions. The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and compliance with policies within the core strategy.	Without appropriate mitigation, development would have a negative impact on environmental sustainability. Mitigation measures will reduce this impact and could lead to a neutral impact.
	Will the site be subject to / at risk from flooding	+	The site is not at risk of flooding	SUDs would need to be provided. <u>If the site were to be allocated, then this would need to be accompanied by a Flood Risk Assessment. This is in line with Core Strategy policy CS16 (Flooding) which also requires the provision of Sustainable Drainage Systems (SuDS) in all new developments.</u>	There is no flood risk on this site which has a positive impact on sustainability. <u>Flooding can have an impact on all elements of sustainability unless appropriate mitigation measures are introduced.</u>
11. To ensure a strong, diverse and sustainable economic base	<u>Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?</u>	<u>0</u>	<u>Not considered relevant</u>		<u>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</u>
	<u>Will it promote and support key business sectors and utilise employment land effectively and efficiently?</u>	<u>0</u>	<u>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</u> <u>The development of the site for housing will have an overall neutral effect on economic sustainability.</u>		
	<u>Will it promote and support the vitality and viability of the District's commercial centres?</u>	<u>0</u>	<u>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</u>		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Development of this site would not lead to any significant sustainability issues.

~~There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles.~~

[The site is close to local facilities and services in Pangbourne. The nearest bus stop is located on Pangbourne Hill which is served by a bi-hourly service to Reading and Upper Basildon. Development could provide an opportunity to enhance the bus service. The site therefore scores positively on the social and economic elements of sustainability. The site is in close proximity to open countryside which will help to promote a healthy active lifestyle, and this will further enhance the positive score in relation to social sustainability.](#)

[Additional traffic could impact upon road safety, and this could be exacerbated due to road widening and the provision of footpaths is not possible. The uncertain impact upon the BAP Habitat could be mitigated against if required.](#)

[The Landscape Sensitivity Assessment indicates that development on the site would be suitable, although appropriate mitigation and enhancement measures would be required to ensure that the potential negative impact on environmental sustainability is avoided. Development would impact negatively upon environmental sustainability due to the site being greenfield. However, the adopted Core Strategy Development Plan Document is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.](#)

~~There is potential for a negative impact on environmental sustainability unless the mitigation measures set out in the Landscape Assessment are adhered to. There is no flood risk on the site, which has a positive impact on sustainability.~~

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

[Development of the greenfield site for residential development is not considered to impact upon water quality, soil quality or noise levels, so the impact on environmental sustainability would be negligible.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB / Pangbourne

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
Site ID:	PAN001	Site Address:	Land at Green Lane, Pangbourne	Development Potential:	36 dwellings (1.8ha at 20dph)

Recommendation:

The site was shortlisted as a preferred option, but it is now not recommended for allocation ~~Site is recommended for allocation~~

Justification:

The site is located in a rural service centre in close proximity to local services and facilities. The Landscape Assessment has concluded that low rise development could be accommodated and would not be visually intrusive subject to mitigation and enhancement measures. The surrounding roads to the site are narrow and unsuitable for the additional volumes of traffic that would be generated by development. Road widening is not possible. There are no footways in the vicinity of the site and these could not be provided. The site is therefore considered unsuitable for development. However potential impact to the highway network remains of concern.

Discussion:

Site Description:

The site is located to the west of Pangbourne, ~~C~~close to local services and facilities including open countryside.

Landscape:

A Landscape Sensitivity Assessment (2011) has advised that the site is visually exposed; nonetheless low rise development in keeping with the surrounding area would not be visually intrusive. The Landscape Assessment sets out mitigation and enhancement measures that would be required if the site is developed.

Flood Risk:

The site is in Flood Zzone 1. An Flood Risk Assessment FRA taking into account surface water flooding would be required and Sustainable Drainage Methods (SUDs) would need to be provided.

Highways /Transport:

~~Raised~~Concerns raised in respect of highways suitability and access – although access can be obtained via Bere Court Road onto Pangbourne Hill and via Green Lane onto the A340 Tidmarsh Road, there is concern that the roads are often narrow surrounding this site and may be unsuitable for the additional volumes of traffic that the development of the site would generate. Road widening is not possible. Furthermore, there are no footways in the vicinity and it is not possible to provide any.

There is a railway station in Pangbourne with services to Oxford, Reading and London. A bi-hourly bus services passes near to the site.

Ecology:

The site is a BAP habitat, therefore ~~and so~~ an extended Phase 1 Habitat Survey would be required at the planning application stage together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, if necessary, to ensure any protected species were not adversely affected.

Archaeology:

There are no known archaeological issues

Education:

Local primary school provision is at capacity. A drainage culvert runs through the primary school

Site Selection – Site Commentary

[site which limits the capacity of the school to expand.](#) No comments made about secondary school provision.

Environmental Health:

There are no known air, noise or contamination issues

Minerals and Waste:

The site is partially underlain by gravel deposits, [however the location of the site on the edge of the deposit means that there is limited possibility for the option to use minerals on the site as part of the construction or prior extraction \(depending upon the quality and depth of the deposit\).](#) Consideration of policies 1 & 2 of the [Replacement Minerals and Waste Local Plan RMLP](#) would be required.

[There are no known waste issues nearby.](#)

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

No specific comments made on this site. The site is [located within Groundwater Source Protection Zone \(SPZ\)1, whereby there is](#) with a high risk of contamination to groundwater. [The Environment Agency has no principle objection to development within SPZs.](#) ~~Investigation would be required.~~

Thames Water:

No water supply infrastructure issues envisaged.

~~Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.~~

~~A drainage strategy would be required~~

[Initial consultation with Thames Water highlighted the capacity of the pumping station as a key issue. They have since advised that an integrated strategy for water and wastewater will need to be submitted alongside any planning application.](#)

Parish Council:

[At the Strategic Housing Land Availability Assessment \(SHLAA\) consultation event held on 10 February 2014, Pangbourne Parish Council commented that](#) ~~the site could be acceptable to the parish council for a smaller number of dwellings than given in the development potential for the site. Access along Green Lane would be of concern.~~ [At preferred options, the parish council clarified that the claim they might be in favour of smaller developments on both PAN001 and PAN002 was an informal remark to the effect that if it was ultimately decided to proceed with PAN001 and/or PAN002, then the parish council would prefer smaller numbers than those envisaged in the proposals. The parish council strongly objected to the development of the site at preferred options.](#)

Preferred options consultation key issues:

- [General – impact on house prices, site name incorrect \(not Jesmond Hill – this property is unconnected with site\).](#)
- [Consultation process and timing – school holidays, lack of time etc](#)
- [Covenants – one restricts more than two private residences on the site, and another allows owner of adjacent property right of passage across part of the site.](#)
- [Historic significance of Green Lane must be protected \(used by Abbot and monks of Reading Abbey\). Possible archaeological significance.](#)

Site Selection – Site Commentary

- [Ecology – part of site BAP habitat, impact on species/wildlife corridors, mature oak trees.](#)
- [Flood risk – adjacent surface water flood risk area, development will increase flood risk in Pangbourne, no FRA.](#)
- [Gaps between settlements – coalescence, risk of sprawl to Reading.](#)
- [Geology – risk of swallow holes in area.](#)
- [Highways and transport – nearby roads unsuitable \(narrow widths, poor sight lines, private roads\), increase in congestion, road safety concerns \(more cars, speeding, poor sight lines\), reliance on car use \(distance from village centre, lack of footpaths, hills, lack of public transport\).](#)
- [Infrastructure at capacity and could not support an increased population – primary school, GP surgery, sewage network.](#)
- [Landscape – impact on AONB, errors within 2011 LSA.](#)
- [Harm to character of the area – density out of keeping with character and pattern of development on Pangbourne.](#)
- [Contrary to national and local planning policy.](#)
- [Personal – impact on quality of life.](#)
- [Principle of development – precedent, inappropriate strategy to consider sites in AONB, alternative sites available \(PDL\), previous applications for development on the site refused.](#)
- [Site selection process – flawed process for identifying sites \(Council should have identified suitable sites and then contacted landowners\).](#)
- [SA/SEA – results disputed, inconsistent conclusions \(reasons for rejecting other sites apply to PAN001\).](#)
- [Settlement boundaries.](#)

SA/SEA:

[Development of this site would not lead to any significant sustainability issues.](#) The SA/SEA indicates a predominantly neutral sustainability effect. ~~There are no significant sustainability issues.~~

There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles.

[At preferred options stage it was assessed that](#) the site is close to local services and facilities [in Pangbourne thereby](#) enabling walking and cycling [opportunities](#) and the [subsequent](#) promotion of healthy, active lifestyles. [The close proximity of the site to open countryside will also help to promote a healthy active lifestyle.](#)

[Development could provide an opportunity to enable an enhanced bus service to be out in place, promoted and sustained. This results in a positive impact upon access to education, employment, services and facilities, as well as improving travel choice.](#)

~~There is potential for a negative impact on environmental sustainability unless the mitigation measures set out in the Landscape Assessment are adhered to.~~

[Development now has the potential to have a negative impact upon biodiversity assets due to the designation of the site as a BAP habitat; however an extended phase 1 habitat survey at the planning application stage, together with further detailed surveys if identified as being needed in the phase 1 survey, in addition to appropriate avoidance and mitigation measures if necessary will reduce the potential for a negative impact.](#)

[Given the sites location within the North Wessex Downs AONB, the landscape impact of any development is vitally important. The Landscape Sensitivity Assessment \(LSA\) indicates that the site would be suitable for development, although appropriate enhancement and mitigation measures would be required to ensure that the potential negative impact was reduced and neutralised where possible. The mitigation/enhancement measures identified in the LSA, in addition to the submission of a landscape and visual impact assessment alongside any planning](#)

Site Selection – Site Commentary

[application would also ensure the impact of development upon the built environment is reduced.](#)

There is no flood risk on the site, which has a positive impact on sustainability.

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

[The SHLAA submission from the site promoter](#) ~~The site is proposed for 28 dwellings~~ [for the site](#), including affordable housing.

[At preferred options, the site promoter supported the inclusion of the site.](#)

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN002	Site Address:	Land north of Pangbourne Hill and west of River View Road, Pangbourne
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Development Potential:	35 dwellings	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- [Location of the site within the North Wessex Downs AONB](#) – only part of the site is considered suitable for development [subject to mitigation and enhancement measures](#).
- Impact of development upon the restricted Pangbourne Hill / A340 Tidmarsh Lane junction
- [Presence of dormice on the site – further assessment required at the planning application stage](#).
- [A Roman cemetery is located to the north of the site and Medieval activity in the area – further assessment required at the planning application stage](#).

Site Assessment

Parish Council consultation response:	<p>This site may be acceptable for a smaller number of houses. Pangbourne Parish Council thought that access off River View Road would be better than Pangbourne Hill. Should development go ahead the parish council would like to see a footpath into Pangbourne. Pangbourne Parish Council clarified at the preferred options stage that this comment was an informal remark to the effect that if it was ultimately decided to proceed with PAN001 and/or PAN002, the Parish Council would prefer smaller numbers to those envisaged in the current proposals.</p> <p>At the preferred options stage, Pangbourne Parish Council strongly objected to the development of this site.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	The Landscape Sensitivity Assessment (2011) indicates that development is only appropriate on part of the site. Mitigation and enhancement measures are also required to make development on the site acceptable.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to existing settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	A	
	Critical Drainage Area	N	
	Air Quality	N	
Contamination / pollution	Contaminated Land	N	
	Other	Y	There is an electricity substation and a poultry farm within the site.
Highways / Transport	Access issues	N	The Council's Highways and Transport team have advised that an acceptable access would seem achievable onto Pangbourne Hill.
	Highway network suitability	Y	Although it it is considered that the proposal would have a marginal impact on the highway network (35 houses will generate circa 210 daily vehicle movements including circa 21 during the 08.00 to 09.00 AM peak) the Council's Transport and Highways team are concerned regarding the impact on the

Site Selection – Site Assessment

B) Considerations		
Criteria	Yes / No / Adjacent / Unknown	Comments
		restricted Pangbourne Hill / A340 Tidmarsh Lane junction. It is expected most traffic will head to and from this direction Initial concerns were raised about the impact that development would have upon the restricted Pangbourne Hill/A340 Tidmarsh Road junction. Further work was undertaken by the site promoter on the capacity of the junction for the purposes of a planning application for a development of 35 dwellings on the site. This work concluded that the increase in traffic generated by the development would not have an impact upon the junction. The Council's Highways and Transport team are satisfied with the conclusions of the work.
	Public Transport network	Y Pangbourne has a railway station on the Reading – Oxford line. The Council's Public Transport Officer has advised that the site is acceptable from a public transport point of view. The site is adjacent to the Upper Basildon-Pangbourne-Reading bus route (the service of which is bi-hourly) and within walking distance of Pangbourne Station. Nearby, Pangbourne Hill has a limited bi-hourly bus service to places such as Reading. All other services serving Pangbourne are up to 600 metres away
	Footways/Pavements	Y Existing footways are available nearby but there are none adjacent to the site. The site promoter has indicated that a footway on Pangbourne Hill would be included if the site is developed.
Landscape	Located in AONB	Y
	Located within an area of high landscape sensitivity (<i>from Core Strategy LSS</i>)	N/A
	Other	N/A
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	<u>U</u> <u>N</u> Site is close to the school playing fields, but these do not have public access. The site promoter has indicated that a planning application will provide public open space and a children's play area on adjoining land.
	Rights of Way affected	A PANG/14/1 and PANG/14/2 adjacent to site Two PRow are adjacent to the site.
	Play areas nearby	N
Ecology / Environmental / Geological	Protected species	<u>N</u> <u>Y</u> Dormice are present on the site. An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.
	Ancient woodland	N
	Tree Preservation Orders	N
	Local Wildlife Site	N
	Nature Reserve	N
Other (eg. BOA)	N/A	
Relationship to surrounding area	Relationship to settlement	Y Site is well related to the existing settlement
	Incompatible adjacent land uses	N
Heritage	Archaeology	Y Roman cemetery to north of site and Medieval activity. Desk based assessment required
	Conservation area	N
	Listed buildings	N
	Scheduled Monument	N
Utility Services	Presence of over head cables / underground pipes	N
	Water supply	N TW have concern regarding water supply capability Initial comments made by Thames Water regarding concerns with the water supply capability were superseded during the preferred options consultation. This follows an update of information to take account of flooding in 2014. Thames Water does not now indicate any water supply problems.

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
	Wastewater	N	<p>TW have concern regarding wastewater capability</p> <p>Initial consultation with Thames Water highlighted the capacity of the pumping station as a key issue. They have since advised that for all sites that are allocated, any planning application will need to be submitted alongside an integrated strategy for water and wastewater.</p> <p>More recent evidence submitted by the site promoter has advised that the network could accommodate up to 35 dwellings.</p>
	Groundwater source protection zone (SPZ)	Y	<p>SPZ1, with high risk of contamination to groundwater. The Environment Agency has no principle objections to development within SPZs.</p>
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	<p>The site is partially underlain by gravel deposits; however the sites location at the edge of the deposit so there is limited possibility for the option to use minerals on site as part of the construction or prior extraction (depending upon the quality and depth of the deposit).</p> <p>Consideration of policies 1 & 2 of the Replacement Minerals Local Plan required.</p>
	Other	N	There are no known waste issues nearby.
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>	N/A	
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN002	Site Address:	Land north of Pangbourne Hill and west of River View Road, Pangbourne	Development Potential:	35 dwellings
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to facilities in Pangbourne and access to the countryside		The site's location to the south west of Pangbourne gives opportunities for walking and cycling and gives access to local services and facilities. Development will provide public open space and a children's play area. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact overall.
	Will it increase opportunities for access to sports facilities?	0	There are various sports facilities close to the site at Pangbourne College however these are not open to the general public. Public facilities are located at Pangbourne Recreation Ground and Pangbourne Primary School but these are on the other side of the settlement.		
	Will it protect and enhance green infrastructure across the district?	0₊	The site will have a neutral impact upon green infrastructure The site promoter has indicated that a planning application will provide public open space and a children's play area on adjoining land. This has the potential to have a positive impact upon green infrastructure.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are local facilities and services in Pangbourne (employment, shops, school).		The site is located close to areas of employment and education as well as other services and facilities within Pangbourne. There are public transport opportunities. The proximity to local services and facilities means the site could should have a positive impact on the District's economic

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	<p>Bus services within Pangbourne are intermittent. The Council's Public Transport Officer has advised that the site is acceptable from a public transport point of view. The site is adjacent to the Upper Basildon-Pangbourne-Reading bus route which is bi-hourly. Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained.</p> <p>The site promoter is proposing a footpath along Pangbourne Hill.</p> <p>Pangbourne is served by a train station with services to Oxford, Reading and London Paddington. The train station is within walking distance of the site.</p>		The site is close to the local services and facilities in Pangbourne which will encourage walking or cycling, and Development could result in an increased bus service. Development could therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0 ?	<p>Unlikely to have an impact because there are no known biodiversity or geodiversity interests on the site</p> <p>There are dormice present on the site.</p>	An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, if appropriate to ensure any protected species were not adversely affected.	There would be potential for a negative impact on environmental sustainability due to the landscape and visual impact and unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.
	Will it conserve and	-	A Landscape Sensitivity Assessment	The Landscape Sensitivity	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?		has concluded that development of the whole area would have an adverse impact on the western side of Pangbourne, most significantly in visual terms. However development of part of the site, in keeping with the local settlement form may be possible subject to mitigation measures	<p>Assessment has identified the following mitigation / enhancement measures:</p> <ul style="list-style-type: none"> • The mass and scale of development should not be visually intrusive and must not detract from views of the Thames valley and the Chilterns • The western boundary should be planted with a linear woodland designed to respect the local topography and vegetation pattern and contain the settlement • The continuous bank and tree cover along Pangbourne Hill/Road should not be broken to provide access to the site • The development should be in keeping with the mass, scale and density of the western part of Pangbourne and include a high level of landscape infrastructure as found in the adjacent Breedon Estate • The layout should work with the grain of the topography and be restricted to lower slopes below the 75m AOD contour, or 70m AOD where the site is more visually exposed 	Development of the site is unlikely to have an impact on any element of sustainability as long as the Landscape Assessment mitigation measures are implemented and only part of the site is developed
6. To ensure that the built, historic and cultural environment is conserved	Will it conserve and enhance the local distinctiveness of the	0	Any development should be in accordance with mitigation/enhancement measures	Through careful design, development should conserve and enhance the built	Development of the site is unlikely to have an adverse impact on any element of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
and enhanced	character of the built environment?		outlined in the Landscape Sensitivity Assessment	environment of the surrounding area. A landscape and visual impact assessment would be required alongside any planning application.	sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Possible RB cemetery at one end of the site. High archaeological potential in the area There is a Roman cemetery to the north of the site and medieval activity	Further assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no cultural assets directly affected		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	The site is unlikely to have an impact on air quality		Development of the site is unlikely to have an impact on any element of sustainability.
	Will there be an impact noise levels?	0	The site is unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality. The site falls within Groundwater Source Protection Zone (SPZ) 1 whereby there is a high risk of contamination to groundwater.	The Environment Agency have no principle objections to development within SPZs.	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability due to the as it is a greenfield nature of the site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and compliance with policies within the core strategy.	Without appropriate mitigation development would have a negative impact on environmental

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
place to respond to climate change					sustainability. Mitigation measures will reduce this impact and could lead to a neutral impact.
	Will the site be subject to / at risk from flooding	0	The site is adjacent to an area of surface water flood risk	And FRA and SUDs would be required. If the site were to be allocated, then this would need to be accompanied by a Flood Risk Assessment. This is in line with Core Strategy policy CS16 (Flooding) which also requires the provision of Sustainable Drainage Systems (SuDS) in all new developments.	Flooding can have an impact on all elements of sustainability unless appropriate mitigation measures are introduced.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

Development of this [site](#) would not lead to any significant sustainability issues. ~~There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles.~~

~~There is potential for a negative impact on environmental sustainability unless the mitigation measures set out in the Landscape Assessment are adhered to.~~

[The site is close to local facilities and services in Pangbourne, as well as being within walking distance of Pangbourne rail station and adjacent to a bus stop with a bi-hourly service to Reading and Upper Basildon. Development could provide an opportunity to enhance the bus service. The site therefore scores positively on the social and economic elements of sustainability. The site promoter has indicated that a planning application will provide public open space and a children's play area which will help to promote a healthy active lifestyle, as will the close proximity of the site to open countryside. This further enhances the positive score in relation to social sustainability.](#)

[Whilst there are uncertain impacts upon archaeology, dormice and road safety, there are mitigation measures that can be implemented so that the impacts on the environmental and social elements of sustainability are ameliorated against.](#)

[The Landscape Sensitivity Assessment indicates that development on part of the site would be suitable, although appropriate mitigation and enhancement measures would be required to ensure that the potential negative impact on environmental sustainability is avoided. Development would impact negatively upon environmental sustainability due to the site being greenfield. However, the adopted Core Strategy Development Plan Document is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.](#)

The site is adjacent to an area at risk from surface water flooding; development on the site could lead to a worsening of flood risk elsewhere without appropriate mitigation measures. Should flooding occur, it would have a negative impact on all elements of sustainability.

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

[Development of the greenfield site for 35 residential dwellings is not considered to impact upon water quality, soil quality or noise levels, so the impact on environmental sustainability would be negligible.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB / Pangbourne

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
Site ID:	PAN002	Site Address:	Land north of Pangbourne Hill and west of River View Road, Pangbourne	Development Potential:	35 dwellings

Recommendation:

Part of the site, in line with the landscape assessment, is recommended for allocation.

Justification:

The site is located in a rural service centre in close proximity to local services and facilities. The Landscape [Sensitivity Assessment \(2011\)](#) has concluded that some development could be accommodated on the lower part of the site subject to mitigation and enhancement measures. ~~However potential impact on the highway network could be an issue.~~

[Initial concerns about the potential impact that development could have on the highway network have been rescinded following further work undertaken by the site promoter which demonstrates that the development of 35 dwellings would not have an impact.](#)

[It came to light during the preferred options consultation that dormice are present on the site. An Extended Phase 1 Habitat Survey will be required to accompany any planning application, with appropriate avoidance and mitigation measures implemented if required.](#)

[There is archaeological potential in the area, and further assessment would therefore be required at the planning application stage.](#)

Discussion:

Site Description:

The site is located to the south west of Pangbourne, close to local services and facilities, including access to the countryside.

Landscape:

A Landscape [Sensitivity Assessment \(LSA\) \(2011\)](#) has concluded that development of the whole area would have an adverse impact on the western side of Pangbourne, most significantly in visual terms. However development of part of the site may be possible subject to identified mitigation measures in the [LSA. Landscape Assessment.](#)

Flood Risk:

The site is not at risk of flooding; however there is an area of surface water flooding adjacent to the site. A [Flood Risk Assessment \(FRA\)](#) would be required and [Sustainable Drainage Systems \(SUDs\)](#) would need to be provided [in line with Core Strategy policy CS16 \(Flooding\).](#)

Highways /Transport:

The proposal would have a marginal impact on the highway network, ~~however~~ [The Council's Highways and Transport team originally raised](#) ~~there is concerns~~ regarding the impact on the restricted Pangbourne Hill/A340 Tidmarsh Lane junction. [The site promoter undertook an assessment of the junction for a planning application for the development of 35 dwellings on the site which concluded that the increase in traffic at the junction would have little impact at the junction. The Council's Highways and Transport team concurred with the results of the assessment.](#)

~~There is a Pangbourne railway station is located within walking distance of the site with~~ and there are services to Oxford, Reading and London, ~~and A bi-hourly bus services runs along Pangbourne Hill which provides connections to Upper Basildon and Reading. pass near to the site.~~ [The Council's Public Transport Officer considers the site to be acceptable in public transport terms. Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained.](#)

Ecology:

There are no ~~protected species or~~ ecological designations on the site. [Dormice are present on the site; therefore an extended phase 1 habitat survey would be required at the planning application stage together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation](#)

Site Selection – Site Commentary

measures would need to be implemented, if necessary, to ensure any protected species were not adversely affected.

Archaeology:

~~No known archaeological issues.~~ A Roman cemetery is located to the north of the site and there was Medieval activity in the area. A desk based assessment would be required, following field evaluation if necessary to accompany any planning application for the site.

Education:

Local primary school provision is at capacity. A drainage culvert runs through the primary school site which limits the capacity of the school to expand. No comments made on secondary school provision.

Environmental Health:

There is an electricity substation and a poultry farm on the site. There are no known air, noise or contamination issues.

Minerals and Waste:

The site is underlain by gravel deposits, however the location of the site on the edge of the deposit means that there is limited possibility for the option to use minerals on the site as part of the construction or prior extraction (depending upon the quality and depth of the deposit). Consideration of policies 1 & 2 of the Replacement Minerals and Waste Local Plan RMLP would be required.

There are no known waste issues nearby.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

No specific comments made on this site. The site is located within Groundwater Source Protection Zone (SPZ)1, whereby there is with a high risk of contamination to groundwater. The Environment Agency has no principle objection to development within SPZs.

Thames Water:

~~Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.~~

~~A water supply strategy would be required.~~

Thames Water initially raised concerns around water supply capability, however following an update of their information they advised during the preferred options consultation that water supply problems are no longer envisaged.

~~Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.~~

~~A drainage strategy would be required~~

Initial consultation with Thames Water highlighted the capacity of the pumping station as a key issue. They have since advised that an integrated strategy for water and wastewater will need to be submitted alongside any planning application.

More recent evidence submitted by the site promoter (a report of into the capacity of the local potable water supply prepared by Thames Water) indicates that the network could accommodate up to 35 dwellings.

Parish Council:

At the Strategic Housing Land Availability Assessment (SHLAA) consultation event held on 10 February 2014, Pangbourne Parish Council commented that this site may be acceptable for a smaller number of houses. The parish council thought that access off River View Road would be better than Pangbourne Hill. Should development go ahead the parish council would like to see a footpath into Pangbourne. At preferred options, the parish council clarified that the claim they might be in favour of smaller developments on both

Site Selection – Site Commentary

PAN001 and PAN002 was an informal remark to the effect that if it was ultimately decided to proceed with PAN002 and/or PAN001, then the parish council would prefer smaller numbers than those envisaged in the proposals. The parish council strongly objected to the development of the site at preferred options.

Preferred options consultation by key issues:

- General – impact on local amenity/property prices, overpopulated area.
- Consultation process and timing – school holidays, lack of time, etc.
- Loss of wildlife habitats and species – slowworms on site and badger sett near site entrance.
- Flood risk – development will increase surface water flooding in Pangbourne.
- Gaps between settlements – coalescence, risk of sprawl to Reading.
- Within green belt.
- Highways and transport – congestion will worsen, roads unsuitable for additional traffic (eg. narrow), road safety concerns (eg. more cars, speeding, poor sight lines, access onto Pangbourne Hill), infrequent bus service, lack of footpaths, reliance on car use (eg. distance from village centre, lack of footpaths).
- Infrastructure at capacity and could not support increased population – primary school, GP surgery, sewage network.
- Impact on AONB.
- Harm to character of area – density out of keeping with character and pattern of development on Pangbourne.
- Personal – impact on quality of life, loss of views.
- Contrary to national and local planning policy.
- Principle of development – precedent, alternative sites available (PDL), flawed process for identifying sites (Council should have identified suitable sites and then contacted landowners).
- SA/SEA – results disputed, site selection inconsistent (reasons for rejecting other sites apply to PAN002).
- Settlement boundaries.

The key issues raised and the Council's response to these, please see the Statement of Consultation.

SA/SEA:

Development of this site would not lead to any significant sustainability issues.

~~There are positive impacts on sustainability as~~ At preferred options stage it was assessed that the site is close to local services and facilities in Pangbourne thereby enabling walking and cycling opportunities and the subsequent promotion of healthy, active lifestyles. The close proximity of the site to open countryside will also help to promote a healthy active lifestyle.

During the preferred options consultation, the site promoter indicated that a planning application would include provision for public open space and a children's play area. This change has resulted in a change to a positive impact upon green infrastructure.

There are public transport links close to the site, and development could provide an opportunity to enable an enhanced bus service to be out in place, promoted and sustained. This results in a positive impact upon access to education, employment, services and facilities, as well as improving travel choice.

It came to light during preferred options that dormice are present on the site. Development now has the potential to have a negative impact upon biodiversity assets; however an extended phase 1 habitat survey at the planning application stage, together with further detailed surveys if identified as being needed in the phase 1 survey, in addition to appropriate avoidance and mitigation measures if necessary will reduce the potential for a negative impact.

~~There is potential for a negative impact on environmental sustainability unless the mitigation measures set out in the Landscape Assessment are adhered to.~~

Given the sites location within the North Wessex Downs AONB, the landscape impact of any development is vitally important. The Landscape Sensitivity Assessment (LSA) indicates that part of the site would be suitable for development, although appropriate mitigation measures would be required to ensure that the potential negative impact was reduced and neutralised where possible. The mitigation/enhancement measures identified in the LSA, in addition to the submission of a landscape and visual impact assessment alongside any planning application will also ensure the impact of development upon the built environment is

Site Selection – Site Commentary

[reduced.](#)

The site is adjacent to an area at risk from surface water flooding; development on the site could lead to a worsening of flood risk elsewhere without appropriate mitigation measures. Should flooding occur, it would have a negative impact on all elements of sustainability. [With the appropriate Flood Risk Assessment and mitigation measures \(including Sustainable Drainage Methods \(SUDs\)\) there should not be an impact on sustainability.](#)

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

[The SHLAA submission from the site promoter proposed a development of 74 family houses in a range of sizes and tenures \(with an average density of 21dph\). ~~has been proposed on the site as part of the SHLAA submission.~~](#)

[At preferred options, the site promoter submitted an illustrative masterplan for the development of 35 dwellings on a net developable area of 1.75 hectares. The developable area has been extended in a westerly direction to include a main access to the site between Pangbourne Cemetery and the SSE sub-station. The site promoter disagreed with the developable area extending as far north as depicted in the preferred options document, commenting that development should relate as closely as possible to the existing settlement pattern.](#)

[A hybrid planning application \(ref: 14/03135/OUTMAJ\) for the site comprising of \(i\) an outline application for 35 dwellings and combined public amenity space / play area with all matters reserved; and \(ii\) a full application for the principal means of pedestrian and vehicular access off Pangbourne Hill, a new footway, engineering and landscaping works along the Pangbourne Hill frontage, and car park to serve Pangbourne Cemetery was refused planning permission on 29 April 2015. The reason for refusal was on prematurity grounds – the first core planning principle of the National Planning Policy Framework is that planning should be genuinely plan-led. Allowing the proposal would have been premature to the adoption of the emerging Housing Site Allocations DPD. Furthermore, the Council could demonstrate a five year housing land supply meaning there was no urgent need to pre-empt the plan-led process to increase the housing supply by granting planning permission for the development.](#)

[For the submission version of the DPD, it is proposed to retain the developable area as it was originally illustrated in the preferred options document. The developable area is based upon the recommendations of the Landscape Sensitivity Study.](#)

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN005	Site Address:	22-32 Purley Way, Pangbourne, RG8 7JY
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Development Potential:	8 dwellings (Planning Permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:

- Site has planning permission [for 8 dwellings](#)
- [Within settlement boundary](#)

Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN006	Site Address:	Rear of Meadow Lane House, Meadow Lane, Pangbourne, RG8 7NB
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Development Potential:	14 dwellings (Planning Permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Site has planning permission for 14 dwellings - Within the settlement boundary
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Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN008	Site Address:	Pages Garden, Reading Road, Pangbourne, RG8 7JE
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Development Potential:	13 dwellings (0.22ha at 60dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:
 - Site is within [the](#) settlement boundary so automatically excluded

Site Assessment

Parish Council consultation response:	Pangbourne Parish Council did not comment
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Landscape Assessment not carried out as site automatically excluded. Site not assessed as within settlement boundary.
SHLAA Assessment	Not C currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN009	Site Address:	Burfield, Pangbourne Hill, Pangbourne, RG8 8JS
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Development Potential:	70 dwellings (3.5ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- AONB - Development on this site would fail to conserve and enhance the special qualities and natural beauty of the AONB.
- Poor relationship to settlement [of Pangbourne](#)

Site Assessment

Parish Council consultation response:	The Pangbourne Parish Council agreed with the SHLAA assessment of this site. Access is poor, the site is a long way from Pangbourne and development could significantly impact on the AONB.
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A) Automatic exclusion			
Criteria		Yes/No	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Development on this site would fail to conserve and enhance the special qualities and natural beauty of the AONB.
SHLAA Assessment	Not Currently developable	Y	Relationship to the settlement
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to existing settlement boundary

* any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN010	Site Address:	Land off Bere Court Road, Centenary Field
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Development Potential:	47 dwellings (2.35ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

- Key Issues:
- AONB
 - Relationship to settlement (not adjacent to settlement boundary)

Site Assessment

Parish Council consultation response:	The Pangbourne Parish Council agreed with the SHLAA assessment of this site. Access is poor, the site is a long way from Pangbourne and development could significantly impact on the AONB.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	Site not assessed as automatically excluded on other grounds
SHLAA Assessment	Not C urrently developable	Y	Relationship to settlement – detached from the settlement boundary
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN011	Site Address:	Pangbourne College Boat House, Station Road, Pangbourne
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Development Potential:	4 dwellings (0.21ha at 20dph)	SHLAA Assessment:	Not <u>C</u> currently developable
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Summary of Site Assessment

Key Issues: - Flood risk – the site is within Flood Zone 3 - Development potential of less than 5 dwellings

Site Assessment

Parish Council consultation response:	The Pangbourne Parish Council did not feel that this site was suitable for any development due to its position adjoining the River Thames. The Parish Council agreed with the SHLAA assessment.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	
Planning Permission		N	
Within flood zone 3		Y	Within Flood Zone 3
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	Site not assessed as automatically excluded on other grounds
SHLAA Assessment	Not <u>C</u> currently developable	Y	Flood risk
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to existing settlement boundary

* Any 'yes' response will rule the site out

Bradfield Southend Site Assessments

Site Selection – Site Assessment

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

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

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRS002	Site Address:	Corner of Cock Lane and South End Road
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Development Potential:	≤5-4 dwellings (0.19ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

<p>Key Issues:</p> <ul style="list-style-type: none"> - Less than 5 dwellings <p>Site will not be considered for allocation at this stage. Potential to be The site will be considered as part of the settlement boundary review.</p>
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Site Assessment

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

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

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

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

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

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N/U	The site had standing water on it January/February 2014. Surface water movement between BRS003, BRS004 and BRS005 (info from Parish Council).
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	Y	Access is possible to the west; however the land available may be too narrow. Sight lines are limited onto South End Road
	Highway network suitability	Y	Marginal impact on the highway
	Public Transport network		There is a 2 hourly bus service passing through the village travelling between Newbury and Reading (1 st bus leaves approx. 8:00, last bus

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
			arrives approx.18:30).
	Footways/Pavements	Y	There are narrow pavements throughout the village
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to the recreation ground
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to the play area and the recreation ground.
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	Y	Along the eastern boundary of the site
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	The site falls within a Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement		The site is located behind the current building line of the village
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	No previous work undertaken but low archaeological potential.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	Thames Water has significant concern regarding water supply capability, in particular water resource capability. There are known issues with Harts Hill Booster Station.
	Wastewater	N	Thames Water do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	Site falls within SPZ3
AWE consultation Zone	Middle	N	
	Outer	N Y	
Proximity to railway line			
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N Y	The site is partially underlain by construction aggregates (sand and gravel). Policies 1 and 2 of the Replacement Minerals Local Plan are therefore relevant. Adjacent to the western boundary is a historic landfill site.
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	List of neighbouring sites: BRS001, BRS002, BRS004, BRS005		The site could be considered alongside BRS004 The LCA advises that the development of BRS003 would be unacceptable if BRS004 were not developed. Potential for reduced areas of BRS003 and BRS004 to be developed together.
Other (anything else to be considered)	The site is available immediately		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	<p>The site has easy access to the countryside which would enable walking and cycling</p> <p>There are limited facilities within Bradfield Southend; however these can be accessed by walking or cycling.</p> <p>The site is well placed for access to the countryside.</p>		<p>The site's location to the north west of Bradfield Southend gives opportunities for walking and cycling and gives easy access to local services / and facilities, a recreation ground and play area.</p> <p>Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.</p>
	Will it increase opportunities for access to sports facilities?	0	The site is close to the recreation ground and play area off South End Road , but some distance from sports facilities. Sports facilities at Bradfield College are located over 2km away		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	<p>There is a primary school, village hall, village store, church, and pub within Bradfield Southend.</p> <p>There is are limited employment opportunities facilities within the village and therefore access to employment would be mainly by car</p>		<p>The site is located close to facilities however these are limited. There are limited employment opportunities.</p> <p>The site is therefore unlikely to have any impact upon the sustainability.</p> <p>The limited opportunity for local employment means</p>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					that the site could have a negative impact on economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	<u>0-</u>	<p>There is limited public transport access. Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained.</p> <p>Within the village there are a number of There are opportunities for walking and cycling to access limited local services and facilities. To access a wider range of higher level services there would be reliance on the car. While there are public transport opportunities within the village, the bus service is 2 hourly.</p>		<p>Due to the location of Bradfield Southend and limited range of facilities/services there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.</p> <p>Bus services are limited although it is possible that development could result in an increased bus service.</p>
	Will it reduce the number of road traffic accidents and improve safety?	?	<p>Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.</p> <p>Sight lines are limited onto South End Road</p>	<p>Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.</p>	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	<p>No known habitats.</p> <p>The site has Tree Preservation Orders on trees on its eastern boundary.</p> <p>The site lies and sits within a Biodiversity Opportunity Area (BOA).</p>	<p>An Extended Phase 1 Habitat Survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</p> <p>BOAs provide opportunities for improvements to biodiversity.</p>	<p>Policy CS17 of the Core Strategy requires that enhancements to biodiversity are made on sites within BOAs.</p> <p>There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Capacity Assessment (2014)</p>
	Will it conserve and enhance the local	-	The site lies within the AONB.	The Landscape Character Capacity Assessment (2014)	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	distinctiveness of the character of the landscape?		<p>The site is within the AONB.</p> <p>The Landscape Capacity Assessment has advised that development on the site is unlikely to compromise the natural beauty and special qualities of the AONB due to its visual containment subject to mitigation. However it is noted that development would result in the losses of significant tree belts (including Tree Preservation Order Trees), matrix of woodland and pasture which has links with the wider landscape, and visual and aural tranquillity.</p> <p>Part of the site could be pursued as a potential housing site The Landscape Capacity Assessment (2014) concluded that development on part of the site could be accommodated subject to the adjacent site BRS004 being developed. If BRS004 remained undeveloped however the site would be very poorly connected to the rest of the settlement and development on BRS003 would be unacceptable.</p>	<p>sets out the mitigation measures required. has advised of the following mitigation/enhancement measures:</p> <ul style="list-style-type: none"> • Development should be contained on the edge of the low ridge on which the village sits, not extending down the valley side, and adjacent to the settlement edge • Development would be subject to the provision of a substantial tree belt along the northern boundary, linking to the existing tree belt on the eastern boundary and with new tree planting in BRS004 beyond • The preferred access is from South End Road, via the small industrial estate, subject to assessment of impacts existing trees. • A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	<p>The site is located behind the existing building line and adjacent to the settlement boundary. Much of the site extends well beyond the settlement envelope. If the site was developed in isolation, it would be very poorly connected to the rest of the village. However, development of</p>	<p>Not developing the site would avoid the potential negative effect on environmental sustainability. Development of BRS004 would be required to mitigate the impact on the character of the area.</p>	<p>Development of the site without the adjacent site (BRS004) would result in a negative impact on environmental sustainability.</p>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			both this site and BRS004 would erode the linear settlement pattern of the village.		
	Will it conserve and enhance the significance of the District's heritage assets?	0	Low archaeological potential on the site		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0?	Unlikely to have an impact The site falls within Groundwater Source Protection Zone 3.	The Environment Agency has no principle objections to development within SPZs.	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability The site could have a negative impact on environmental sustainability due to the greenfield nature of the site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and compliance with policies within the core strategy.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport , development could have a negative impact on environmental

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	?	<p>The site is within an area of surface water flood risk.</p> <p>The Parish Council indicated that there was standing water on the site during January/February 2014,</p>	<p>A Flood Risk Assessment would be required and development would need to pass the sequential and exception tests. Mitigation including SuDS would need to be provided. The Council's highway engineer has advised the implementation of SuDS would reduce the available developable area, but would not preclude development on the site.</p>	<p>sustainability.</p> <p>Development on the site could have a negative impact on all elements of sustainability associated with flooding unless adequate flood alleviation works are carried out.</p>
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability.</p>		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is bi-hourly, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.

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

~~There are potential negative impacts could occur in relation due to the access to employment, services and facilities. The site location within the AONB which means that development has the potential to have a negative impact upon environmental sustainability impact upon the landscape; however mitigation/enhancement measures, as outlined in the Landscape Capacity Assessment, would reduce the impact. Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the adopted Core Strategy Development Plan Document is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.~~ Development of the site also has the potential to negatively impact upon the built character both cumulatively with site BRS004 and on its own, resulting in a potential negative effect on environmental sustainability.

~~In addition, the site is at risk from surface water flooding. Flooding has the potential to impact on all elements of sustainability. Any development will therefore need to provide SuDs and any planning application would need to be accompanied by a FRA in line with Core Strategy policy. Mitigation measures would need to be considered to reduce the impact.~~

Whilst there are uncertain impacts in respect of road safety and greenhouse gas emissions, there are mitigation measures that can be implemented so that the impacts on the environmental and social elements of sustainability are ameliorated against.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

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

Recommendation:

The site is not recommended for allocation

Justification:

Bradfield Southend is identified as a service village within the adopted Core Strategy. As a service village, only a small level of development is required. It is considered that there ~~is a~~ [are other](#) more suitable sites in Bradfield Southend for allocation.

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

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

~~[The acceptable developable area is poorly related to existing residential development, without BRS004 being developed in order to improve this relationship. This would result in a level of development not in keeping with the role and function of Kintbury as a service village.](#)~~

Discussion:

Site Description:

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

Landscape:

~~[A-The Landscape Character Capacity Assessment \(LCA\) \(2014\) concluded that development on part of the site could be accommodated subject to the adjacent site BRS004 being developed. Development should be adjacent to the settlement edge, contained on the edge of the low ridge on which the village sits, and not extend down the valley side. Although development of the recommended area would result in some further 'backland' development, the settlement pattern would be generally retained. Development would need to be subject to:](#)~~

- ~~[The provision of a substantial tree belt along the northern boundary, linking to the existing tree belt on the eastern boundary and with new tree planting in BRS004 beyond](#)~~
- ~~[The preferred access being from South End Road, via the small industrial estate, subject to an assessment of the impact on existing trees](#)~~
-

~~[If BRS004 and BRS005 remained undeveloped the site would be very poorly connected to the rest of the settlement and development on BRS003 would be unacceptable.](#)~~

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

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

Flood Risk:

Site Selection – Site Commentary

The site falls within an area of surface water flood risk. The Parish Council reported evidence of standing water in early 2014. [Sustainable Drainage Systems would be required as part of any potential development on the site.](#)

Highways /Transport:

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

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

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

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

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

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

Ecology:

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

Archaeology:

No previous work undertaken but low archaeological potential.

Education:

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

Environmental Health:

No comments made on this site.

Minerals and Waste:

~~No comments made on this site.~~ [The site is partially underlain by construction aggregates \(sand and gravel\). Policies 1 and 2 of the Replacement Minerals Local Plan are therefore relevant. Adjacent to the western boundary is a historic landfill site.](#)

Land use planning consultation zone:

~~The site is not within an AWE consultation zone~~ [The site is within the outer AWE consultation zone. Core Strategy policy CS8 requires that the Office for Nuclear Regulation \(ONR\) must be consulted on proposals for residential development exceeding 500 people.](#)

Environment Agency:

No specific comments made on this site. The site falls within groundwater source protection zone (SPZ) 3. [The Environment Agency has no principle objection to development within SPZs.](#)

Thames Water:

[Following initial consultation with Thames Water](#) significant concern regarding water supply capability, especially water resource capability [was raised](#). Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development.

There are known issues with Harts Hill Booster Station.

Site Selection – Site Commentary

A detailed water supply strategy would be required.

[No additional comments were received at preferred options for this site.](#)

Parish Council:

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

[No further comments received at preferred options.](#)

Preferred options consultation key issues:

- [BRS003, BRS004 and BRS005 in a comprehensive way as suggested in the 1999 Inspector's Report to the Local Plan.](#)
- [The Council's objection can be overcome by only allocating a proportion of the site.](#)
- [The Landscape Capacity Assessment and selection of BRS004 is inconsistent.](#)
- [The Landscape Capacity Assessment recommends development of BRS003, BRS004 and BRS005.](#)

SA/SEA:

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

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

[There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is bi-hourly, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.](#)

[The sites location within a BOA means that biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site.](#)

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

~~Potential negative impacts could occur in relation to the access to employment, services and facilities. Development of the site also has the potential to negatively impact upon the built character both cumulatively with site BRS004 and on its own, resulting in a potential negative effect on environmental sustainability.~~

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

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

[Bradfield Southend is identified as a service village within the settlement hierarchy. Service villages are identified as having a more limited range of services and some limited development potential. Therefore development of all the sites shortlisted for allocation would not be in keeping with the service village designation.](#)

Proposed development (from SHLAA submission):

Site Selection – Site Commentary

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

Site Selection – Site Assessment

Spatial Area	BRS004	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRS004	Site Address:	Land off Stretton Close, Bradfield Southend
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Development Potential:	10-12 dwellings (0.58ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- [Greenfield site.](#)
- [Landscape impact – the site is within the AONB.](#) – Potential for housing on [a reduced area of the site to avoid significant adverse impacts on the AONB and the wider landscape](#) part of the site.
- Potential flood risk (standing water [on the site in](#) January/February 2014) – [Sustainable Drainage Systems and Flood Risk Assessment required at the planning application stage](#)
- Tree Preservation Orders on the site.
- Thames Water have raised significant concerns regarding water supply capability – [integrated strategy for water and wastewater would be required at the planning application stage.](#)

Site Assessment

Parish Council consultation response:	<p>At the SHLAA consultation event held on 10 February 2014, Bradfield Parish Council made the following comments:</p> <p>General comments: Generally happy with organic growth rather than large scale development. Size of the SHLAA sites a concern. Infrastructure of the village could not cope. There is one shop and pub. Concern expressed about light and noise pollution. Limited public transport which could be an issue if social housing provided in the village. Accessibility felt to be poor – specific issues include Union Road (limited volume) and South End Road (used as a rat run as parallel the A4). Impact on the AONB an issue.</p> <p>Site specific comments: Site is well screened by trees and could be more acceptable for a small amount of development. The site regularly has standing water on it. Access to the site is considered acceptable.</p> <p>No further comments received at preferred options.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	The Landscape Capacity Assessment indicates that development is appropriate on part of has advised that the site is visually contained. Potential for housing on part of the site. Mitigation and enhancement measures are required to make development on the site acceptable.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	The site is adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	A N	
	Racehorse Industry	N	Greenfield
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	U N	The site had standing water on it Jan/Feb 2014. Surface water movement between BRS003, BRS004 and BRS005 (info from Parish Council).
	Critical Drainage Area	A N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Other	N	
Highways / Transport	Access issues	<u>N</u>	An adoptable access would be required to serve this site. The site could be accessed via Stretton Close. Site lines onto South End Road are acceptable. ; however there is concern that sight lines are limited onto South End Road.
	Highway network suitability	N	Marginal impact on the highway.
	Public Transport network	<u>Y</u>	There is a 2 hourly bus service passing through the village travelling between Newbury and Reading (1 st bus leaves approx. 8:00, last bus arrives approx.18:30).
	Footways/Pavements	Y	There are narrow pavements throughout the village
Landscape	Located in AONB	Y	There are narrow pavements throughout the village
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	n/a	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to the recreation ground which is accessed off South End Road and Heath Road.
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to the play area at the recreation ground which is accessed off South End Road and Heath Road.
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	Y	On north and eastern parts of the site
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	A	The site is adjacent to the settlement boundary and is The site is located behind the current building line of the village
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	Thames Water has significant concern regarding water supply capability, in particular water resource capability. There are known issues with Harts Hill Booster Station. An integrated strategy for water and wastewater would be required at planning application stage if the site is allocated.
	Wastewater	N	Thames Water do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	Site falls within SPZ3. The Environment Agency has no principle objections to development within SPZs.
AWE consultation Zone	Middle	N	
	Outer	<u>N Y</u>	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	The site is partially underlain by gravel. Policies 1 and 2 of the Replacement Minerals Local Plan are therefore relevant.
	Other	<u>N</u>	No known waste issues.
Relationship to / in combination effects of other sites	List of neighbouring sites: BRS001, BRS002, BRS003, BRS004		Bradfield Southend is identified as a service village within the settlement hierarchy. Service villages are identified as having a more limited range of services and some limited development potential. As a service village on a small level of development is required in the village. Therefore D development of all the sites shortlisted for allocation proposed would not be in keeping with

Site Selection – Site Assessment

B) Considerations		
Criteria	Yes / No / Adjacent / Unknown	Comments
		<p>the village- service village designation.</p> <p>The LCA advises that the development of BRS003 would be unacceptable if BRS004 were not developed. Potential for reduced areas of BRS003 and BRS004 to be developed together.</p>
Other (anything else to be considered)	The site is available within the next 1-5 years	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRS004	Site Address:	Land off Stretton Close, Bradfield Southend	Development Potential:	10-42 dwellings (0.58ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	<p>The site has easy access to the countryside which would enable walking and cycling</p> <p>There are limited facilities within Bradfield Southend; however these can be accessed by walking or cycling. There are no cycle routes within Bradfield Southend.</p> <p>The site is well placed for access to the countryside.</p>		<p>The site's location to the north west of Bradfield Southend gives opportunities for walking and cycling and gives easy access to local services / and facilities, a recreation ground and play area.</p> <p>Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.</p>
	Will it increase opportunities for access to sports facilities?	0	The site is close to the recreation ground and play area off South End Road , but some distance from sports facilities. Sports facilities at Bradfield College are located over 2km away		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	- 0	<p>There is a primary school, village hall, village store, church, and pub within Bradfield Southend.</p> <p>There is are limited employment opportunities facilities within the village and therefore access to employment would be mainly by car</p>		<p>The site is located close to facilities however these are limited. There are limited employment opportunities and public transport options are limited.</p> <p>The site is therefore unlikely to have any impact upon the district's economic sustainability.</p>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					The limited opportunity for local employment means that the site could have a negative impact on economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0-	<p><u>There is limited public transport access (there is a 2 hourly bus service between Newbury and Reading that runs between 8:00 and 18:30. Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained.</u></p> <p>Within the village there are a number of opportunities for walking and cycling to access limited local services and facilities. To access a wider range of higher level services there would be reliance on the car. While there are public transport opportunities within the village, the bus service is 2 hourly.</p>	<p><u>Bus services are limited although it is possible that development could result in an increased bus service.</u></p>	Due to the location of Bradfield Southend <u>and limited range of facilities/services</u> there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	<p>Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.</p> <p>Sight lines are limited onto South End Road</p>	<p><u>Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.</u></p>	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0?	<p>The site has Tree Preservation Orders (TPO) on trees within its boundary and sits within a Biodiversity Opportunity Area (BOA).</p>	<p><u>The majority of TPOS on the site fall outside of the developable area.</u></p> <p><u>An Extended Phase 1 Habitat Survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be</u></p>	<p>Policy CS17 of the Core Strategy requires <u>that</u> enhancements to biodiversity are made on sites within BOAs.</p> <p><u>Development could have a potential negative impact upon the landscape, however mitigation and enhancement measures</u></p>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	<p>The site is within the AONB.</p> <p>The Landscape Capacity Assessment (LCA) (2014) concluded that development on part of the site could be accommodated subject to important measures to conserve and enhance the natural beauty and special qualities of the AONB. advised that development on the site is unlikely to compromise the natural beauty and special qualities of the AONB due to its visual containment subject to mitigation. However it is noted that development would result in the losses of significant tree belts (including Tree Preservation Order Trees), matrix of woodland and pasture which has links with the wider landscape, and visual and aural tranquillity.</p> <p>Part of the site could be pursued as a potential housing site</p>	<p><u>implemented, to ensure any protected species were not adversely affected.</u></p> <p>A <u>The LCA Landscape Capacity Assessment</u> advises of <u>has identified</u> the following mitigation/enhancement measures:</p> <ul style="list-style-type: none"> • Development could be accommodated adjacent to the settlement edge but maintaining the small woodland group in the eastern corner as a public open space. • Retention and enhancement of the existing tree belt and woodland group in the northern corner. • Preferred access from Stretton Close. • Full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. 	<p>would minimise the effect.</p> <p><u>There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Capacity Assessment (2014)</u></p>
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0 ?	<p>The site is located behind the existing building line but adjacent to the settlement boundary. It is well related to the existing settlement and is unlikely to have an impact on the character of the built environment.</p> <p>However, if the <u>whole</u> site was developed alongside sites BRS003 and BRS005, the linear settlement pattern would be eroded.</p>	<p>The site should be developed in isolation rather than alongside BRS003 and BRS005 to avoid the erosion of the traditional linear settlement pattern.</p> <p><u>Through careful design, development should conserve and enhance the built environment of the surrounding area.</u></p>	<p><u>There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Capacity Assessment (2014)</u></p>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				A landscape and visual impact assessment would be required alongside any planning application.	
	Will it conserve and enhance the significance of the District's heritage assets?	0	There is low archaeological potential on the site		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on the districts cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0-?	Unlikely to have an impact The site falls within Groundwater Source Protection Zone 3.	The Environment Agency has no principle objections to development within SPZs.	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability The site could have a negative impact on environmental sustainability due to the greenfield nature of the site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and compliance with policies within the core strategy.	Without consideration of sustainability construction techniques and alternative modes of transport , development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	? <u>0</u>	<p>The site does not fall within an official area of flood risk; however it does lie adjacent to an area of surface water flood risk.</p> <p>The Parish Council indicated that there was standing water on the site during Jan/Feb 2014. The impact of development on sustainability relating to flooding is uncertain.</p>	<p><u>If the site were to be allocated, then this would need to be accompanied by a Flood Risk Assessment. This is in line with Core Strategy policy CS16 (Flooding) which also requires the provision of SuDS in all new developments.</u></p> <p>SUDs would need to be provided.</p>	<p>Unlikely to have an impact any element of sustainability.</p> <p><u>Flooding can have an impact on all elements of sustainability unless appropriate mitigation measures are introduced.</u></p>
<u>11. To ensure a strong, diverse and sustainable economic base</u>	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	<u>Not considered relevant</u>		<u>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</u>
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	<p><u>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</u></p> <p><u>The development of the site for housing will have an overall neutral effect on economic sustainability.</u></p>		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	<p><u>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</u></p> <p><u>The development of the site for housing only will have a neutral effect on economic sustainability.</u></p>		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is bi-hourly, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.

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

~~There are potential negative impacts could occur in relation due to the access to employment, services and facilities. The sites location within the AONB which means that development has the potential to have a negative impact upon environmental sustainability impact upon the landscape;~~ however mitigation/enhancement measures would reduce the impact. Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the adopted Core Strategy Development Plan Document is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.

Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed alongside site BRS003 and BRS005, the traditional linear settlement character would be lost, this resulting in a potential negative effect.

~~The site is not within an area of flood risk, however~~ There is uncertainty relating to the impact development may have on flood risk as the site lies adjacent to an area of surface water flood risk and the Parish Council reported standing water on the site during January/February 2014. Any development will therefore need to provide SuDs and any planning application would need to be accompanied by a FRA in line with Core Strategy policy. ~~Development could impact negatively upon the landscape, however mitigation measures would reduce minimise any impact.~~

Whilst there are uncertain impacts in respect of road safety and greenhouse gas emissions, there are mitigation measures that can be implemented so that the impacts on the environmental and social elements of sustainability are ameliorated against.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRS004	Site Address:	Land off Stretton Close, Bradfield Southend	Development Potential:	10-12 dwellings (0.58ha at 20dph)
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Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing settlement and [is within close proximity to a limited number of services and facilities. The Landscape Capacity Assessment \(LCA\) has concluded that some development would be acceptable on part of the site subject to mitigation and enhancement measures.](#) ~~would be suitable for a~~ [A](#) small number of dwellings that would be in keeping with the size and function of Bradfield Southend as a service village.

Discussion:

Site Description:

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

Landscape:

~~A Landscape Capacity Assessment (LCA) has advised that development on the site is unlikely to compromise the natural beauty and special qualities of the AONB due to its visual containment subject to mitigation.~~ [concluded that development could be accommodated on part of the site whilst maintaining the small woodland group in the eastern corner as public open space. Development would be subject to the identified mitigation and enhancement measures in the LCA. Whilst this would result in some further 'backland' development, the settlement pattern would be generally retained.](#)

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

Flood Risk:

~~The site does not fall within an area of flood risk,; however the site is adjacent to an area at risk of surface water flooding.~~ Bradfield Parish Council reported that there was standing water on the site in January/February 2014. [A Flood Risk Assessment would be required alongside the submission of any planning application. Sustainable Drainage Systems would be required as part of any development on the site.](#)

Highways /Transport:

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

~~The site [BRS003 (part) and BRS004] can accommodate up to 34 [10](#) houses that will generate circa 204 daily vehicle movements including circa 20 during the 08.00 to 09.00 AM peak.~~

~~Owing to the projected size of the development and the existing use, this proposal will have a marginal impact on the highway. [Between 10-12 dwellings will generate circa 72 daily traffic movements including circa 20 during the 8:00 to 9:00 AM peak.](#)~~

~~An adoptable access would be required to serve this site. The site could be accessed via Stretton Close; however there is concern that sight lines are limited onto South End Road. [Site lines onto South End Road are acceptable.](#)~~

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

Site Selection – Site Commentary

~~lines are also limited onto South End Road.~~

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

Ecology:

Given that the site sits within a Biodiversity Opportunity Area, biodiversity enhancements will be sought through policy CS17 of the Core Strategy. An Extended Phase 1 Habitat Survey would be required ~~on this site.~~ together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.

Archaeology:

No previous work undertaken but low archaeological potential.

Education:

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

Environmental Health:

No comments made on this site.

Minerals and Waste:

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

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

Land use planning consultation zone:

The site is ~~not~~ within an the outer AWE consultation zone

Environment Agency:

No specific comments made on this site. The site falls within groundwater source protection zone (SPZ) 3. The Environment Agency has no principle objection to development within SPZs.

Thames Water:

Thames Water do not have concerns regarding water supply or waste water infrastructure.

~~Significant concern regarding water supply capability, especially water resource capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development.~~

~~There are known issues with Harts Hill Booster Station.~~

~~A detailed water supply strategy would be required.~~

Parish Council:

At the SHLAA consultation event held on 10 February 2014, Bradfield Parish Council commented that they are generally happy with organic growth rather than large scale development. Size of the SHLAA sites a concern. Infrastructure of the village could not cope. There is one shop and pub. Concern expressed about light and noise pollution. Limited public transport which could be an issue if social housing provided in the village. Accessibility felt to be poor – specific issues include Union Road (limited volume) and South End Road (used as a rat run as parallel the A4). Impact on the AONB an issue.

In respect of BRS004 they commented that ~~The~~ site is well screened by trees and could be acceptable for a small amount of development. They have advised that the site regularly has standing water on it. Access to the site is considered acceptable ~~to the Parish Council.~~

Site Selection – Site Commentary

No further comments made at preferred options.

Preferred options consultation key issues:

- General – impact on property prices, loss of community.
- Consultation timing inappropriate – summer holiday period.
- Ecology – impact on wildlife and TPOs.
- Harm to character of village – scale of housing out of context.
- Flood risk – standing water on the site.
- Highways and transport – reliance on car use (limited public transport), roads could not cope with increase in traffic, road safety concerns (poor sight lines at Stretton Close/South End Road junction).
- Infrastructure capacity concerns – primary school, recent closure of GP surgery, no mains gas supply, disruption to electricity supplies, poor mobile phone coverage, no high speed broadband.
- Landscape – disagreement with 2014 LSA findings, no indication of location and size of landscape buffers which referenced in SHLAA.
- Principle of development – rejecting BRS003 and BRS005 makes the case to reject BRS004.
- SA/SEA – results disputed.

SA/SEA:

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

~~There are positive impacts on the site in relation to supporting active and healthy lifestyles given its proximity to open countryside.~~ The site is within walking and cycling distance of limited facilities within Bradfield Southend and well placed for access to the countryside thereby helping to promote healthy and active lifestyles. This gives the site a positive score in terms of environmental and social sustainability.

The infrequent bus service and the need to travel out of Bradfield Southend to access higher level services and employment would result in a level of car dependency. Whilst development may result in an increased bus service, it is considered that development will have a neutral impact upon safeguarding and improving accessibility to services/facilities in addition to improving and promoting opportunities for sustainable travel.

~~Given the location of the site sits within a BOA,~~ means that biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site. Whilst there are trees with TPOS across the site, the majority of these fall outside of the developable area of the site.

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

Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed alongside site BRS003 and BRS005, the traditional linear settlement character would be lost, this resulting in a potential negative effect.

Flooding can impact upon all elements of sustainability. Whilst the site does not fall within an official area of flood risk or adjacent to/within an area susceptible to , ~~There is uncertainty relating to the impact development may have on flood risk as the site lies adjacent to an area of surface water flood risk,~~ and the Parish Council reported standing water on the site during January/February 2014. ~~Development could impact negatively upon the landscape, however mitigation measures would reduce minimise any impact.~~ With the appropriate Flood Risk Assessment and Sustainable Drainage Methods, there should not be an impact upon sustainability.

Whilst there are uncertain impacts in respect of road safety and greenhouse gas emissions, there are mitigation measures that can be implemented so that the impacts on the environmental and social elements of sustainability are ameliorated against.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Site Selection – Site Commentary

Proposed development (from SHLAA submission):

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

Site Selection – Site Assessment

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

Key Issues:
<ul style="list-style-type: none"> - Impact upon AONB AONB - Landscape Assessment has advised that there is potential for housing on part of the site subject to more detailed study. - Tree Preservation Orders - Surface water flood risk (evidence of standing water January / February 2014) - Thames Water have raised significant concerns regarding water supply capability - Thames Water has significant concern regarding water supply capability, in particular water resource capability. There are known issues with Harts Hill Booster Station. Any allocated site would require an integrated strategy for water and wastewater to support a planning application. This should cover flood risk, water quality and conservation. - Greenfield.

Site Assessment

Parish Council consultation response:	Concern that additional traffic would cause serious issues on Cock Lane. No additional comments received at preferred options.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSCA)	Part of site N	<p>A Landscape Assessment has advised that there is potential for housing on part of the site subject to and more detailed study. Subject to BRS004 being developed.</p> <p>The Landscape Capacity Assessment (LCA) advises that only development of the eastern part of BRS005 would be acceptable due to landscape, visual and settlement pattern constraints and is the least preferred option, of the three sites in this area, due to the potential difficulty in accessing the site and the need to cross the more sensitive part of site to reach the reduced area.</p>
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary			

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	A	Site is adjacent to the settlement boundary
	Racehorse Industry	N	Greenfield. Site is adjacent to a private nursery school.
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	U	The site had standing water on it Jan/Feb 2014. Surface water movement between BRS003, BRS004 and BRS005 (info from Parish Council).
	Critical Drainage Area	U	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	U	No comments made

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Highway network suitability	U	No comments made
	Public Transport network	U	There is a 2 hourly bus service passing through the village travelling between Newbury and Reading (1 st bus leaves approx. 8:00, last bus arrives approx. 18:30).
	Footways/Pavements	Y	There are narrow pavements throughout the village
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (<i>from Core Strategy LSS</i>)	n/a	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to the recreation ground
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to the play area at the recreation ground.
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	Y	Along southern boundary
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	Y	Site is within a Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	A	The site is located behind the current building line of the village.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	No previous work undertaken but low archaeological potential
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	Thames Water has significant concern regarding water supply capability, in particular water resource capability. There are known issues with Harts Hill Booster Station.
	Wastewater	N	Thames Water do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	Site falls within SPZ3. The Environment Agency has no principle objections to development within SPZs.
AWE consultation Zone	Middle	N	
	Outer	<u>N</u> <u>Y</u>	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	<u>N</u> <u>Y</u>	The site is partially underlain by construction aggregates (sand and gravel). Policies 1 and 2 of the Replacement Minerals Local Plan are therefore relevant. Adjacent to the western boundary is a historic landfill site.
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> BRS001, BRS002, BRS003, BRS004		As a service village only a small level of development is required in the village. Development of all the sites proposed would not be in keeping with the village. The LCA advises that BRS004 and BRS003 should be developed before this site.
Other (anything else to be considered)	The site will be available within the next 1-5 years		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	<p>The site has easy access to the countryside which would enable walking and cycling</p> <p>There are limited facilities within Bradfield Southend; however these can be accessed by walking or cycling. There are no cycle routes within Bradfield Southend.</p> <p>The site is well placed for access to the countryside.</p>		<p>The site's location to the north west of Bradfield Southend gives opportunities for walking and cycling and gives easy access to local services / and facilities, a recreation ground and play area.</p> <p>Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.</p>
	Will it increase opportunities for access to sports facilities?	0	The site is close to the recreation ground and play area off South End Road , but some distance from sports facilities. Sports facilities at Bradfield College are located over 2km away		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	- 0	<p>There is a primary school, village hall, village store, church, and pub within Bradfield Southend.</p> <p>There is are limited employment opportunities facilities within the village and therefore access to employment would be mainly by car</p>		<p>The site is located close to facilities however these are limited. There are limited employment opportunities and public transport options are limited.</p> <p>The site is therefore unlikely to have any impact upon the district's economic sustainability.</p>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			-		The limited opportunity for local employment means that the site could have a negative impact on economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0-	<p>There is limited public transport access (there is a 2 hourly bus service between Newbury and Reading that runs between 8:00 and 18:30. Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained.</p> <p>Within the village there are a number of There are opportunities for walking and cycling to access limited local services and facilities. To access a wider range of higher level services there would be reliance on the car. While there are public transport opportunities within the village, the bus service is 2 hourly.</p>		<p>Due to the location of Bradfield Southend and limited range of facilities/services there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.</p> <p>Bus services are limited although it is possible that development could result in an increased bus service.</p>
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	The site has Tree Preservation Orders (TPO) on trees along southern boundary and sits within a Biodiversity Opportunity Area (BOA).	<p>An Extended Phase 1 Habitat Survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</p> <p>TPOs would need protecting if</p>	<p>Policy CS17 of the Core Strategy requires that enhancements to biodiversity are made on sites within BOAs.</p> <p>There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Capacity</p>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	<p>A Landscape Character Capacity Assessment (LCA) (2014) concluded that development on the majority of the site would result in harm to the natural beauty and special qualities of the AONB. However there is scope for a very limited amount of development in the eastern part of the site without harm to the AONB. has advised that development may impact and harm the special qualities of the AONB and result in the loss of:</p> <ul style="list-style-type: none"> • Significant tree belts • Matrix of woodland and pasture which has links with the wider landscape • Visual and aural tranquillity • Meadow <p>There would also be an impact on the stream corridor to the northern boundary and that the topography of the site would require modification to enable housing development.</p> <p>The eastern part of the site could be pursued further as a potential housing site</p>	<p>the site is developed</p> <p>A The LCA (2014) Landscape Capacity Assessment advises of has identified the following mitigation/enhancement measures:</p> <ul style="list-style-type: none"> • Retention of existing trees • Development should be contained within the eastern part of the site, not extending down the valley side to the north and west, and adjacent to the settlement edge. • Provision of a substantial tree belt and woodland group in the north west corner of site BRS004. • Sensitive treatment of built development in relation to the sloping site would be important. • Preferred access from Cock Lane. 	<p>Assessment (2014)</p> <p>Development of the site would have a negative impact upon the character of the landscape, however mitigation measures would lessen the impact to some extent.</p>
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	<p>The site is located behind the existing building line but adjacent to the settlement boundary.</p> <p>Development of the site, either alone or with sites BRS003 and BRS004, would result in some erosion of the traditional linear settlement pattern.</p>	<p>The traditional linear settlement pattern of the village would be maintained by the non development of this site. Developing the site could result in a potential negative effect.</p>	<p>Development of the site is unlikely to have an impact on any element of sustainability.</p>
	Will it conserve and enhance the significance of the District's heritage assets?	0	<p>There is low archaeological potential on the site</p>		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on the District's cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0?	Unlikely to have an impact The site falls within Groundwater Source Protection Zone 3.	The Environment Agency has no principle objections to development within SPZs.	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		<p>The greenfield nature of the site means that there could be a negative impact on environmental sustainability</p> <p>The site could have a negative impact on environmental sustainability due to the greenfield nature of the site.</p>
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and compliance with policies within the core strategy.	Without consideration of sustainability construction techniques and alternative modes of transport , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	<p>The site does not fall within an official area of flood risk; however it does lie adjacent to an area of surface water flood risk.</p> <p>The Parish Council indicated that there was standing water on the site during Jan/Feb 2014. The impact of</p>	<p>SUDs would need to be provided.</p> <p>The Council's Principal Engineer has advised the implementation of SUDs would reduce the available developable area</p>	Unlikely to have an impact any element of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			development on sustainability relating to flooding is uncertain.		
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

[There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is bi-hourly, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.](#)

~~There are positive impacts on the site in relation to supporting active and healthy lifestyles given its proximity to open countryside. Given t~~[The sites location within a BOA, means that biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site.](#)

~~There are P~~[potential negative impacts could occur in relation due to the access to employment, services and facilities. The sites location within the AONB which means that development has the potential to have a negative impact upon environmental sustainability impact upon the landscape; however mitigation/enhancement measures, as outlined in](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

[the Landscape Capacity Assessment](#) would reduce the impact. [Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the adopted Core Strategy Development Plan Document is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.](#)

Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed alongside sites BRS003 and BRS004, the linear settlement character would be lost, thus resulting in a potential negative effect.

There is uncertainty relating to the impact development may have on flood risk as the site lies adjacent to an area of surface water flood risk and the Parish Council reported standing water on the site in January/February 2014. [Any development will therefore need to provide SuDs and any planning application would need to be accompanied by a FRA in line with Core Strategy policy.](#) There is also a potential negative impact in relation to the impact of development upon the AONB.

[Whilst there are uncertain impacts in respect of road safety and greenhouse gas emissions, there are mitigation measures that can be implemented so that the impacts on the environmental and social elements of sustainability are ameliorated against.](#)

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

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

Recommendation:

The site is not recommended for allocation

Justification:

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

[Bradfield Southend is identified as a service village within the adopted Core Strategy. As a service village, only a small level of development is required. It is considered that there are more suitable sites in Bradfield Southend for allocation.](#)

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

Discussion:

Site Description:

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

Landscape:

A Landscape Character Assessment has advised that development of the whole site may impact and harm the special qualities of the AONB and result in the loss of significant tree belts, matrix of woodland and pasture which has links with the wider landscape, visual and aural tranquillity, and meadow. There would also be an impact on the stream corridor to the northern boundary and that the topography of the site would require modification to enable housing development. [The Landscape Capacity Assessment advises that only development of the eastern part of BRS005 would be acceptable due to landscape, visual and settlement pattern constraints and is the least preferred option, of the three sites in this area, due to the potential difficulty in accessing the site and the need to cross the more sensitive part of site to reach the reduced area.](#) There would be scope for a very limited amount of development in the eastern part of the site only.

Flood Risk:

The site does not fall within an area of flood risk; however Bradfield Parish Council has advised that the site had standing water on it January/February 2014 and that there is surface water movement between BRS003, BRS004 and BRS005 (info from Parish Council). [Sustainable Drainage Systems would be required as part of any potential development on the site.](#)

Highways /Transport:

No site specific comments made.

Ecology:

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

Archaeology:

No previous work undertaken but low archaeological potential.

Education:

The primary school is likely to have some capacity due to current situation, although as the school

Site Selection – Site Commentary

~~improves this is unlikely to continue.~~ The school site can support a one form entry primary school (capacity of 210). ~~Up to 50 additional dwellings in the village would be acceptable in terms of the capacity of the school.~~

Environmental Health:

No comments made on this site.

Minerals and Waste:

~~No comments made on this site.~~ [The site is partially underlain by construction aggregates \(sand and gravel\). Policies 1 and 2 of the Replacement Minerals Local Plan are therefore relevant. Adjacent to the western boundary is a historic landfill site.](#)

Land use planning consultation zone:

~~The site is not within an AWE consultation zone.~~ [The site is within the outer AWE consultation zone. Core Strategy policy CS8 requires that the Office for Nuclear Regulation \(ONR\) must be consulted on proposals for residential development exceeding 500 people.](#)

Environment Agency:

No specific comments made on this site. The site falls within groundwater source protection zone (SPZ) 3. [The Environment Agency has no principle objection to development within SPZs.](#)

Thames Water:

[Following initial consultation with Thames Water s](#)Significant concern regarding water supply capability, especially water resource capability [was raised.](#) Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development.

There are known issues with Harts Hill Booster Station.

A detailed water supply strategy would be required.

[No additional comments were received at preferred options for this site](#)

Parish Council:

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

[No further comments were received at preferred options.](#)

Preferred options consultation key issues:

- [Site promoted for 24 dwellings.](#)
- [Future housing requirement likely to increase and there is a shortage in the area.](#)
- [Land can be drained to accommodate buildings and foundations could be deeper to deal with flood risk issues.](#)
- [A third of the field is adjacent to existing housing, has good drainage and is dry.](#)
- [Access can be taken from Cock Lane, which is underutilised, and serve BRS004 and BRS005.](#)
- [Village envelope would not be extended.](#)

SA/SEA:

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

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

[There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is bi-hourly, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.](#)

Site Selection – Site Commentary

The sites location within a BOA-means that biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site.

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

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

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Bradfield Southend is identified as a service village within the settlement hierarchy. Service villages are identified as having a more limited range of services and some limited development potential. Therefore development of all the sites shortlisted for allocation would not be in keeping with the service village designation.

Proposed development (from SHLAA submission):

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

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

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRS006	Site Address:	Land at Ash Grove
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Development Potential:	10 dwellings (0.48ha at 20dph)	SHLAA Assessment:	Not assessed – the site was submitted to the Council at preferred options
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Summary of Site Assessment

Key Issues: <ul style="list-style-type: none"> - Greenfield site. - Landscape impact – the site is within the AONB. There is potential for housing on a reduced area of the site to avoid significant adverse impacts on the AONB and the wider landscape.
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Site Assessment

Parish Council consultation response:	The site was submitted to the Council for consideration during the preferred options consultation.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSCA)	P	The Landscape Assessment indicates that development on a small part of the site would be acceptable.
SHLAA Assessment		N	The site was submitted to the Council during the preferred options consultation of the Housing Site Allocations Development Plan Document.
Land Use	Protected Employment Area	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	Development of the whole site would be out of keeping with the role and function of the village.
Within settlement Boundary		Y/N	Adjacent to the settlement boundary, however the southern corner of the site falls within the settlement boundary.

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Grazing land
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	P	The site access and the eastern boundary of the site lie within an area susceptible to surface water flooding.
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	The carriageway of the access road will need to be 4.8m in width. There will also need to be 2m grass margins on either side of the carriageway. Sight lines at the junction of Cock Lane will need to be 2.44m.
	Highway network suitability	Y	Suitable. 10 dwellings would generate 6 car movements between 8-9am.
	Public Transport network	Y	There is a 2 hourly bus service passing through the village travelling between Newbury and Reading (1st bus leaves approx. 8:00, last bus arrives approx. 18:30).
	Footways/Pavements	Y	There are pavements along Cock Lane. Footways would not need to be provided on the access road to the site for a development of 10 dwellings.
Landscape	Located in AONB	Y	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	N/A	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	There is a playing field off Cock Lane
	Rights of Way affected	N	
	Play areas nearby	Y	There is a play area located off South End Road, which can also be accessed via the playing field off Cock Lane.
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	The site falls within a Biodiversity Opportunity Area (BOA)
Relationship to surrounding area	Relationship to settlement	A	
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	Little archaeological potential
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	Thames Water not consulted on this site
	Wastewater	U	Thames Water not consulted on this site
	Groundwater source protection zone (SPZ)	Y	Site is within Source Protection Zone 3.
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	The site is partially underlain by construction aggregates (sand and gravel). Policies 1 and 2 of the Replacement Minerals Local Plan are therefore relevant. Adjacent to the western boundary is a historic landfill site.
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites:		
Other (anything else to be considered)	The site is accessed via an existing field gate to the side of 2 Ash Grove which is owned and controlled by the landowners. It is the intention of the landowners for a new access road to be provided through to Cock Lane to serve the site with the existing access to the properties of Ash Grove realigned. There are several different landowners connected with this site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRS006	Site Address:	Land at Ash Grove	Development Potential:	10 dwellings (0.48ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	<p>There are limited facilities within Bradfield Southend; however these can be accessed by walking or cycling. There are no cycle routes within Bradfield Southend.</p> <p>The site is well placed for access to the countryside.</p>		<p>The site's location gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.</p>
	Will it increase opportunities for access to sports facilities?	0	<p>The site is close to the recreation ground and play area but some distance from sports facilities. Sports facilities at Bradfield College are over 2km away</p>		
	Will it protect and enhance green infrastructure across the district?	0	<p>Unlikely to have an impact</p>		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	<p>There is a primary school, village hall, village store, church, and pub within Bradfield Southend.</p> <p>There are limited employment opportunities within the village therefore access to employment would be mainly by car</p>		<p>The site is located close to facilities however these are limited. There are limited employment opportunities and public transport services are limited.</p> <p>Bus services are infrequent.</p> <p>The site is therefore unlikely to have any impact upon the district's economic sustainability.</p>
4. To improve and promote opportunities for	Will it increase travel choices, especially	-	<p>There are opportunities for walking and cycling to access limited local</p>		<p>Due to the location of Bradfield Southend and</p>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
sustainable travel	opportunities for walking, cycling and public transport?		services and facilities. To access a wider range of higher level services there would be reliance on the car.		limited range of facilities/services there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability. Bus services are limited although it is possible that development could result in an increased bus service.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	The site sits within a Biodiversity Opportunity Area	An Extended Phase 1 Habitat Survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.	Policy CS17 of the Core Strategy requires that enhancements to biodiversity are made on sites within BOAs. There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Capacity Assessment (2015).
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	A Landscape Capacity Assessment (2015) concluded that development over the whole site would result in harm to the natural beauty and special qualities of the AONB and that only part of the site would be suitable for development.	Appropriate mitigation would be required as set out in the Landscape Assessment.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site is located behind the existing building line but adjacent to the settlement boundary. Development of the whole site would result in the erosion of the traditional linear settlement pattern of the village	The traditional linear settlement pattern of the village would be maintained by the non development of this site. Developing the site could result in a potential negative effect.	There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment
	Will it conserve and	0	There is low archaeological potential		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the significance of the District's heritage assets?		on the site		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on the District's Cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The site could have a negative impact on environmental sustainability due to the greenfield nature of the site. The adopted Core Strategy Development Plan Document is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and compliance with policies within the core strategy.	Without consideration of sustainability construction techniques and alternative modes of transport, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	The site does not fall within an official area of flood risk; however the north eastern corner of the site does lie adjacent to an area of surface	If the site were to be allocated, then this would need to be accompanied by a Flood Risk Assessment. This is in line with	Flooding can have an impact on all elements of sustainability unless appropriate mitigation

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			water flood risk.	Core Strategy policy CS16 (Flooding) which also requires the provision of SuDS in all new developments.	measures are introduced.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is bi-hourly, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

The site's location within a BOA means that biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site.

There are potential negative impacts due to the sites location within the AONB which means that development has the potential to have a negative impact upon environmental sustainability; however mitigation/enhancement measures would reduce the impact. Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the adopted Core Strategy Development Plan Document is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.

Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed, the linear settlement character would be lost, thus resulting in a potential negative effect.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Whilst there are uncertain impacts in respect of road safety and greenhouse gas emissions, there are mitigation measures that can be implemented so that the impacts on the environmental and social elements of sustainability are ameliorated against.

Due to the site having limited visual and built connections with the existing built form, only part of the site would be suitable for development, with the inclusion of mitigation measures outlined in the Landscape Capacity Assessment.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRS006	Site Address:	Land off Ash Grove	Development Potential:	10 dwellings (0.48ha at 20dph)
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Recommendation:

The site is not recommended for allocation

Justification:

[The Landscape Capacity Assessment \(2015\) concluded that development over the whole site would result in harm to the natural beauty and special qualities of the AONB and that only part of the site would be suitable for development.](#)

[The site has limited visual and built connections with the existing built form.](#)

[As a service village, only a small amount of development is considered appropriate, and the preferred option site \(BRS004\) is considered more suitable for development.](#)

Discussion:

Site Description:

[The site is located to the north of Bradfield Southend, entirely within the North Wessex Downs AONB. The site is contained on the south eastern edge by the settlement. The south western boundary of the site adjoins the playing field of Bradfield Primary School. The site is accessed off of Ash Grove and is otherwise adjacent to the surrounding countryside. The northern, western and eastern boundaries are formed by tree belts.](#)

[The field is used as grazing land.](#)

Landscape:

[The Landscape Capacity Assessment indicates that the site has limited visual and built connections with the existing built form. Development of the site as a whole would result in harm to the natural beauty and special qualities of the AONB. This would result in substantial “backland” extension to the existing development north of Cock Lane and erosion of the linear pattern of much of the village. Mitigation measures that would be required are set out in the landscape assessment.](#)

Flood Risk:

[The site does not fall within an area of flood risk; however, site access and the eastern boundary of the site are subject to surface water flooding.](#)

Highways /Transport:

[No issues subject to a suitable access road being provided. The Council’s Highways and Transport team has advised that the carriageway will need to be 4.8m in width with 2m grass margins either side of the carriageway. Sight lines at the junction of Cock Lane will need to be 2.44m. Footways on the access road are not required for developments of 10 dwellings.](#)

[The site is presently accessed via a field gate to the side of 2 Ash Grove which is owned and controlled by the landowners of BRS006. It is the intention of the landowners to provide a new access road through to Cock Lane to serve the site with the existing access to the properties on Ash Grove realigned.](#)

[The Council’s Highways and Transport team do not consider that 10 dwellings would have an impact upon the highway network. 10 dwellings would generate 6 additional car movements between 8-9am.](#)

Ecology:

[Given that the site sits within a Biodiversity Opportunity Area, biodiversity enhancements will be sought through policy CS17 of the Core Strategy Development Plan Document \(DPD\). An Extended Phase 1 Habitat Survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.](#)

Archaeology:

Site Selection – Site Commentary

[Based on the Historic Environment Record, old edition Ordnance Survey maps and Historic Landscape Characterisation](#)), the Council's Archaeological Officer has advised that there is little archaeological potential. Whilst there are some early 17th century structures in the vicinity, it is unlikely that these represent any kind of historic settlement core, and there is no evidence of prehistoric or Roman activity in the wider area.

Education:

[The primary school has some capacity the school site can support a one form entry primary school \(capacity of 210\).](#)

Environmental Health:

[No comments made on this site.](#)

Minerals and Waste:

[The site is partially underlain by construction aggregates \(sand and gravel\). Policies 1 and 2 of the RMLP are therefore relevant. Adjacent to the western boundary is a historic landfill site.](#)

Land use planning consultation zone:

[The site is within the outer AWE consultation zone. Core Strategy policy CS8 requires that the Office for Nuclear Regulation \(ONR\) must be consulted on proposals for residential development exceeding 500 people.](#)

Environment Agency:

[No specific comments made on this site.](#)

Thames Water:

[No specific comments made on this site.](#)

Parish Council:

Comments on the site from Bradfield Parish Council have not been made. This is due to the site being submitted during the preferred options consultation on the Housing Site Allocations DPD.

Preferred Options consultation key issues:

[Comments received from the site promoter offering support for the inclusion of the site.](#)
[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

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

[Bradfield Southend is identified as a service village within the settlement hierarchy. Service villages are identified as having a more limited range of services and some limited development potential. Therefore development of all the sites shortlisted for allocation would not be in keeping with the service village designation.](#)

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Potential negative impacts could occur due to the sites location within the AONB which means that development has the potential to have a negative impact upon environmental sustainability; however mitigation/enhancement measures would reduce the impact. Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the adopted Core Strategy Development Plan Document is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.

Site Selection – Site Commentary

Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed, the linear settlement character would be lost, thus resulting in a potential negative effect.

The site access and eastern boundary of the site are susceptible to surface water flooding.

[The Landscape Capacity Assessment finds the site to have limited visual and built connections with the existing built form. Therefore, only part of the site would be suitable for development, with the inclusion of mitigation measures outlined in the Landscape Assessment.](#)

Core Strategy policy CS16 requires on all development sites the provision of Sustainable Drainage Methods (SuDS) to manage surface water.

Proposed development (from SHLAA submission):

The site was submitted for consideration during the preferred options consultation of the Housing Site Allocations Development Plan Document (DPD).

Chieveley Site Assessments

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI001	Site Address:	The Colt House, Green Lane, Chieveley
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Development Potential:	<5 dwellings (0.24ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - Greenfield - AONB - To be considered as settlement boundary review site
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Site Assessment

Parish Council consultation response:	This area of the village is seen as an area of special rural character and a green lane in the village. Strong views from residents and the parish council that this should remain as it is.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N-Y	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Landscape assessment indicated this site would be suitable for development in terms on impact on the AONB.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of the settlement in the settlement hierarchy	N	
Within settlement boundary		N	The site is not adjacent to the current settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	U	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access via Green Lane is not seen as an issue given the development potential of the site.
	Highway network suitability	N	Development would be likely to generate approximately 30 daily vehicle movements, with about 3 during the 08:00 to 09:00 AM peak. This is not expected to have a significant impact on the highway network.
	Public Transport network	U	Intermittent weekday (approx. 2 hourly) service between Harwell and Newbury
	Footways/Pavements	U	The village has narrow pavements in places, but not all areas of the village do have pavements.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity space nearby	Y	Site is close to recreation ground
	Rights of Way affected	A	
	Play areas nearby	Y	Site is close to the play facilities within the recreation ground.

Site Selection – Site Assessment

Ecology / Environmental / Geological	Protected species	U	Extended Phase 1 Habitat Survey Required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Other (Eg. BOA)	N		
Relationship to surrounding area	Relationship to settlement	Y	Site is small and on the edge of the village.
	Incompatible adjacent land uses	Y	
Heritage	Archaeology	Y	Roman farmstead on adjacent site. Close to historic core of the village. Possible site of medieval settlement.
	Conservation area	N	
	Listed buildings	A	Site is near to a listed building
Utility Services	Scheduled Monument	N	
	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
AWE consultation Zone	Groundwater source protection zone (SPZ)	U	EA not consulted on this site
	Middle	N	
Proximity to railway line	Outer	N	
		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> CHI009, CHI017		
Other (anything else to be considered)	Site is likely to be considered through the settlement boundary review rather than as an allocated site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI001	Site Address:	The Colt house, Green Lane, Chieveley	Development Potential:	≤5 dwellings (0.24 ha at 20dph)
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Key: Effects of option on SA objectives

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

SA-Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Within walking distance of village hall and recreation ground. Close to open space and rights of way.		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	Within walking distance of recreation ground and village hall		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (village hall, shop, school), but will not provide new facilities		Chieveley's location within West Berks means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Site is close to local facilities and services within the village, and open countryside. There are limited opportunities for Public Transport.		While car dependency is high in Chieveley, due to its location and function as a service village, there are a good range of local services and facilities within the village. This should have a positive impact on sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	0	The site is not within any designated environmental / ecological designations		Unlikely to have an impact on sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire?				
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is within the AONB. The landscape assessment indicates that development of this site would be acceptable.	Landscape Assessment requires that existing boundary vegetation to be retained	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Could impact on the character of adjacent residential areas in this rural settlement edge location.	Core Strategy requires sensitive design which respects and enhances the character of the area.	Development of the site could result in a negative impact on environmental sustainability but impacting on the character of the built environment.
	Will it conserve and enhance the significance of the District's heritage assets?	0		Heritage impact assessment would be required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Development of the site would not have an impact on any of the district's cultural assets.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to the historic core of the village, but is unlikely to provide increased access to and enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk of, or impact on, air quality?	0	The size of the site is unlikely to have any impact on air quality		Unlikely to have an impact on sustainability.
	Will the site be at risk of, or impact on, noise levels?	0	The size of the site is unlikely to have any impact on noise		
	Will there be an impact on soil quality?	0	The size of the site is unlikely to have any impact on soil quality		
	Will there be an impact on water quality?	0	The size of the site is unlikely to have any impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding.	SUDs would need to be provided	Unlikely to have an impact on any element of sustainability.

Summary

There are no significant sustainability effects from developing this site. The site is within easy walking distance of the village core in a residential area on the edge of the village, which gives a positive impact on sustainability. The village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, with a positive impact on economic sustainability. The site is within the AONB, and without appropriate landscape mitigation measures development would have a negative impact on environmental sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB – Chieveley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
Site ID:	CHI001	Site Address:	The Colt House, Green Lane, Chieveley	Development Potential:	≤5 dwellings (0.24ha at 20dph)

Recommendation:

The site is not recommended for allocation although will be considered as part of the settlement boundary review. Any future proposal to be considered through the planning application process.

Justification:

Green Lane is rural in nature with large detached housing along it. A development of 5 houses would be out of keeping with the character of the area

Discussion:

Site Description:

The site is located to the south of Chieveley. The site is not adjacent to the settlement boundary, although it is adjacent to a row of large detached houses on the edge of the village. The site is close to the centre of Chieveley and the local services and facilities available there. There is good access to the open countryside.

Landscape:

The site is in the AONB. The Landscape Assessment indicates that development of the site would not cause harm to the character of the AONB as long as the mitigation measures set out in the assessment are adhered to.

Flood Risk:

The site is in flood zone 1. SUDs would need to be provided.

Highways /Transport:

Traffic generation from the site is not anticipated to have a significant impact on the highway network.

Access onto Green Lane is not seen as an issue due to the small size of the site.

The site is close to the junction of the A34 and M4, meaning that there are a number of opportunities for employment outside the village. It is likely that there would be reliance on the private car within the village for commuting, although local services and facilities are within walking distance of the site.

A 2 hourly bus service passes through Chieveley.

Ecology:

Archaeology:

There is a roman farmstead adjacent to the site. The site is close to the historic core of the village. Further investigation would be required.

Education:

Local primary school provision is close to or at capacity. No comments have been made on secondary school provision.

Environmental Health:

No known air, noise or contamination issues

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

EA not consulted on this site

Site Selection – Site Commentary

Thames Water:

TW not consulted on this site

Parish Council:

This area of the village is seen as an area of special rural character and a green lane in the village. Strong views from residents and the parish council that this should remain as it is.

SA/SEA:

There are no significant sustainability effects from developing this site. The site is within easy walking distance of the village core in a residential area on the edge of the village, which gives a positive impact on sustainability. The village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, with a positive impact on economic sustainability. The site is within the AONB, and without appropriate landscape mitigation measures development would have a negative impact on environmental sustainability.

Proposed development (from SHLAA submission):

No specific proposals have been submitted for this site.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI008	Site Address:	Land adjacent to Oxford Road, Chieveley
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Development Potential:	91 dwellings (4.5ha at 20dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:
 Landscape impact
 The Landscape Assessment states that “It would not be possible to repeat the linear pattern of the rest of Chieveley without developing along the rural road to the east which would harm the countryside setting of the east side of the village”.

Site Assessment

Parish Council consultation response:	Parish Council would rather see development on this side of the village than to the west. Concerns were raised regarding traffic associated with the doctor surgery, and capacity at the cemetery.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape Sensitivity Assessment (2011) indicated that this site would not be suitable for development. However, as the parish council indicated they would prefer development on this side of the village further assessment has taken place.
SHLAA Assessment	Not Currently developable	Y	Landscape Impact
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement in the settlement hierarchy	Y	Development potential of the site is greater than required for a Service village such as Chieveley.
Within Settlement boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI009	Site Address:	Land south of Graces Lane, Chieveley
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Development Potential:	40 dwellings (2ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Landscape assessment indicates that this site is not suitable for development. The Assessment states “Development of the site would be out of character with the linear development of Chieveley. The northern section of the site adjacent to the road is important open countryside at the entrance to the village, and would not be suitable for development. If the north west corner of the site were developed, thus extending housing back from the roads, the straight, strongly vegetated edge of the settlement would be lost”.

Site Assessment

Parish Council consultation response:	Parish Council agreed with the SHLAA assessment of the site as not currently developable. Development here would have an impact on the visibility of the village from outside.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape Sensitivity aAssessment (2011) indicates that this site is not suitable for development.
SHLAA Assessment	Not Currently developable	Y	Impact on the landscape.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement in the settlement hierarchy	N	
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI010	Site Address:	Land adjacent to Coombe Cottage, High Street, Chieveley
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Development Potential:	7- <5 dwellings (0.37ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - Greenfield - AONB - Development potential less than 5 dwellings.

Site Assessment

Parish Council consultation response:	Concern raised as to the access to the site and proximity to nursery school.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N-Y	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
	Grade 1 / II* Park and Gardens	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out.

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield. Currently residential garden
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	An acceptable access with the required 2.4 x 43m sight line could be achieved onto High Street.
	Highway network suitability	N	Development would be likely to generate approximately 42 daily vehicle movements including about 4 during the 08:00 to 09:00Am peak. The majority of traffic would travel through the centre of Chieveley, but would not have a significant impact on the wider highway network.
	Public Transport network	U	Intermittent weekday (approx. 2 hourly) service between Harwell and Newbury
	Footways/Pavements	U	Narrow pavements are present through most of the village.
Landscape	Located in AONB	Y	
	Located within an Area of High Landscape Sensitivity (if not in AONB) (from Core Strategy LSS)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is adjacent to the recreation ground
	Rights of Way affected	N	
	Play areas nearby	Y	Site is adjacent to the recreation ground which includes play facilities

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown / Adjacent	Comments	
Ecology / Environmental / Geological	Protected species	U	Extended Phase 1 Habitat Survey required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Site is close to the historic core of the village, possible site of medieval village.
	Conservation area	Adjacent	Site is adjacent to the conservation area
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	SPZ3. High risk of contamination to groundwater.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: CHI011, CHI007		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI010	Site Address:	Land adjacent to Coombe Cottage, High Street, Chieveley	Development Potential:	
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good location in the village, close to the village hall and local shop. Close to open space and rights of way. Adjacent to a recreation ground.		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is adjacent to a recreation ground		
	Will it protect and enhance green infrastructure across the district?	0	There are Public Rights of Way close to the site – there are footpaths that run from Manor Way north and westwards and south from East Lane		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (village hall, shop, school), but will not provide new facilities		Chieveley's location within West Berks means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Site is close to local facilities and services within the village, and open countryside. There are limited opportunities for Public Transport		While car dependency is high in Chieveley due to its location and function as a service village, there are a good range of local services and facilities within the village. This should have a positive impact on sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance	Will it conserve and	0	The site is not within in any		Without mitigation

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
the natural environment	enhance the biodiversity and geodiversity assets across West Berkshire?		designated environmental / ecological designations		measures as set out in the landscape assessment development could have a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is in the AONB. The landscape assessment indicates development would be acceptable with appropriate mitigation.	The landscape assessment states that development would be acceptable if the existing boundary vegetation was retained.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the centre of Chieveley.		Careful design and development of the site would be likely to have a positive impact on sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	+	Site is close to the historic core of the village and possible medieval settlement. Core Strategy policy requires sensitive design. There is a conservation area immediately south of the site		
	Will it promote, conserve and enhance the District's cultural assets?	0	Development of the site would not have an impact on any of the district's cultural assts.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to the historic core of the village, but is unlikely to provide increased access to and enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	The size of the site is unlikely to have any impact on air quality		Unlikely to have an impact on sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	The size of the site is unlikely to have any impact on noise		
	Will there be an impact on soil quality?	0	The size of the site is unlikely to have any impact on soil quality		
	Will there be an impact on water quality?	0	The size of the site is unlikely to have any impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is presently in use as a residential garden (greenfield)		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions	Will it reduce West	?	The level of impact depends on	Mitigation could also include	Without consideration of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
contributing to climate change and ensure adaptation measures are in place to respond to climate change	Berkshire's contribution to greenhouse gas emissions?		location, building materials / construction, transport / design	Transport Assessment / Travel Plans.	sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site lies within a Surface Water Flood Risk area	An FRA and SUDs would be required.	Flood risk on the site means that there could be a negative impact on all elements of sustainability unless appropriate mitigation was provided.

Summary

There are no significant sustainability effects from developing this site. The site is well related to the village core, close to local services and facilities, which will maximise the opportunities for walking within the village and give a positive impact on sustainability. The Village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, giving a positive impact on economic sustainability. Development would take place on Greenfield land and could have an impact on the local green infrastructure, with a negative impact on environmental sustainability without appropriate mitigation measures. Without appropriate landscape mitigation measures there could be a negative impact on environmental sustainability as a result of the site being in the AONB. The site is at risk from surface water flooding, which without appropriate mitigation could have a negative impact on sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB – Chieveley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI010	Site Address:	Land adjacent to Coombe Cottage, High Street, Chieveley	Development Potential:	7 dwellings (0.37ha at 30sph)
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Recommendation:
The site is recommended for allocation

Justification:
The site is related to Chieveley, at the centre of the village with good access to local services and facilities.

Discussion:

Site Description:
The site is well related to the centre of Chieveley Village and the local services within the village and open countryside. The site is located behind the existing building line.

Landscape:
The site is in the AONB. The Landscape Assessment indicates that development would be appropriate as long as the mitigation measures set out in the assessment are adhered to.

Flood Risk:
The site is in flood zone 1. As the site is within a surface water flood risk area. SUDs would need to be provided.

Highways /Transport:
The traffic generated from the development is likely to travel through the centre of Chieveley, but is not expected to have a significant impact on the highway network.

Access onto High Street is acceptable, appropriate sight lines can be achieved.

The site is close to the junction of the A34 and M4, meaning that there are a number of opportunities for employment outside the village. It is likely that there would be reliance on the private car within the village for commuting, although local services and facilities are within walking distance of the site.

A 2 hourly bus service passes through Chieveley

Ecology:
An extended phase 1 habitat survey would be required.

Archaeology:
The site is close to the historic core of Chieveley. Some assessment would be required.

Education:
Local primary school provision is close to or at capacity. No comments have been made regarding secondary school provision.

Environmental Health:
No know air, noise or contamination issues.

Minerals and Waste:
No known mineral or waste issues

Land use planning consultation zone:
The site is not within an AWE consultation zone

Environment Agency:
No specific comments have been made on this site. The site is in SPZ3, with a high risk of contamination to groundwater.

Site Selection – Site Commentary

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

Concern raised as to the access to the site and proximity to nursery school.

SA/SEA:

There are no significant sustainability effects from developing this site. The site is well related to the village core, close to local services and facilities, which will maximise the opportunities for walking within the village and give a positive impact on sustainability. The Village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, giving a positive impact on economic sustainability. Development would take place on Greenfield land and could have an impact on the local green infrastructure, with a negative impact on environmental sustainability without appropriate mitigation measures. Without appropriate landscape mitigation measures there could be a negative impact on environmental sustainability as a result of the site being in the AONB. The site is at risk from surface water flooding, which without appropriate mitigation could have a negative impact on sustainability.

Proposed development (from SHLAA submission):

The site is proposed for 4 open market residential units.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI011	Site Address:	Chieveley Glebe, East Land, Chieveley
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Development Potential:	147 dwellings (7.36ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Landscape [Sensitivity](#) aAssessment (2011) indicated the site was not suitable for development. The Landscape Assessment States that "It would not be possible to repeat the linear pattern of the rest of Chieveley without developing along the rural road to the east which would harm the countryside setting of the east side of the village".

Site Assessment

Parish Council consultation response:	Parish council would rather see development on this side of the village than to the west. Potential traffic issues relating to the doctors surgery, and the cemetery is full. But development in the village could help to alleviate these issues.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape Sensitivity aAssessment (2011) indicated that this site would not be suitable for development. However, as the parish council indicated that they would rather see development on this side of the village, therefore, further assessment will take place.
SHLAA Assessment	Not Currently developable	Y	Landscape Impact
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement in the settlement hierarchy	Y	The site is very large compared to the size of the village. Development in this location would extend the village to the east.
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI013	Site Address:	Land at Graces Lane, Chieveley
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Development Potential:	<5 2 dwellings (0.01ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
Automatic exclusion: site is for less than 5 dwellings, which is too small to be allocated as a site.

Site Assessment

Parish Council consultation response:	Parish council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)		Landscape Character Assessment not undertaken for site due to automatic exclusion
SHLAA Assessment	Not Currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement in the settlement hierarchy	N	
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI015	Site Address:	Land at School Lane, Chieveley
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Development Potential:	6 dwellings (0.3ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:
AONB – Landscape Assessment indicates that development of the site would not be acceptable.

Site Assessment

Parish Council consultation response:	Local consultation on the site gave a finely balanced response, some people felt positively about the site, although there were concerns regarding the impact on traffic outside the school. Potential for development of the site to provide a car park for the school was seen positively although concerns about how this could be enforced were raised.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape Capacity Assessment (2014) indicates development of this site would not be appropriate.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI016	Site Address:	Land at Morphetts Lane, Downend, Chieveley
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Development Potential:	<5 -4 dwellings (0.24ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Site has potential for fewer than 5 dwellings; therefore the site is more suitable to be considered as part of the settlement boundary review.

Site Assessment

Parish Council consultation response:	Parish council feel that the location of this site is in the countryside. Access to the site is via an unmade track.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	Y	Site has potential for 4 dwellings
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement in the settlement hierarchy	N
Within settlement Boundary		N
		Adjacent to the Chieveley Settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI017	Site Address:	The Old Stables, Green Lane, Chieveley
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Development Potential:	<5 dwellings (0.25ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB. Landscape assessment would be required. - Greenfield - Relationship to settlement
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Site Assessment

Parish Council consultation response:	The parish council see this area (Green Lane) as an area of special rural character and a green lane in the village. Local residents would like the lane to keep its rural feel.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N Y	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Assessment required	Landscape Assessment has not been carried out as the site is considered too small to allocate.
SHLAA Assessment	Not Currently developable	N	Landscape Impact
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Site is close, but not actually adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield. Currently residential garden.
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
	Other		
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	No comments made on this site, but close to CHI001, so comments assumed to be the same. Access via Green Lane is not seen as an issue given the development potential of the site
	Highway network suitability	N	No comments made on this site, but close to CHI001, so comments assumed to be the same. Development would be likely to generate approximately 30 daily vehicle movements, with about 3 during the 08:00 to 09:00 AM peak. This is not expected to have a significant impact on the highway network.
	Public Transport network	U	Intermittent weekday (approx. 2 hourly) service between Harwell and Newbury
	Footways/Pavements	U	Green Lane itself does not have any pavements, although there are narrow pavements through the village.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field /	Y	Site is close to the recreation ground

Site Selection – Site Assessment

	Amenity Space nearby		
	Rights of Way affected	A	
	Play areas nearby	Y	Site is close to the recreation ground which include play facilities
Ecology / Environmental / Geological	Protected species	U	Extended Phase 1 Habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Relationship to surrounding area	Other (Eg. BOA)	N	
	Relationship to settlement	Y	
Heritage	Incompatible adjacent land uses	N	
	Archaeology	U	Further investigation required
	Conservation area	N	
	Listed buildings	N	
Utility Services	Scheduled Monument	N	
	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
AWE consultation Zone	Groundwater source protection zone	Y	SPZ3
	Middle	N	
Proximity to railway line	Outer	N	
		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> CHI001, CHI009		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI017	Site Address:	The Old Stables, Green Lane	Development Potential:	≤5 dwellings (0.25 ha at 20dph)
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Key: Effects of option on SA objectives

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

SA-Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Within walking distance of village hall and recreation ground. Close to open space and rights of way.		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	Within walking distance of recreation ground and village hall		
	Will it protect and enhance green infrastructure across the district?	0			
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (village hall, shop, school), but will not provide new facilities		Chieveley's location within West Berks means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Site is close to local facilities and services within the village, and open countryside. There are limited opportunities for Public Transport.		While car dependency is high in Chieveley due to its location and function as a service village, there are a good range of local services and facilities within the village.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	0	The site is not within any designated environmental / ecological designations		Unlikely to have an impact on sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire?				
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is in the AONB.	The site is well contained.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Could impact on the character of adjacent residential areas in this rural settlement edge location.	Core Strategy requires sensitive design which respects and enhances the character of the area.	Development of the site could result in a negative impact on environmental sustainability but impacting on the character of the built environment.
	Will it conserve and enhance the significance of the District's heritage assets?	0		Heritage impact assessment would be required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Development of the site would not have an impact on any of the district's cultural assets.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to the historic core of the village, but is unlikely to provide increased access to and enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	The size of the site is unlikely to have any impact on air quality		Unlikely to have an impact on sustainability.
	Will there be an impact on noise levels?	0	The size of the site is unlikely to have any impact on noise		
	Will there be an impact on soil quality?	0	The size of the site is unlikely to have any impact on soil quality		
	Will there be an impact on water quality?	0	The size of the site is unlikely to have any impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to/ at risk from flooding	0	No flood risk identified	SUDs would need to be provided.	Unlikely to have an impact on all elements of sustainability.

Summary

There are no significant sustainability effects from developing this site. The site is within easy walking distance of the village core in a residential area on the edge of the village, giving a positive impact on sustainability. The village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, with a positive impact on economic sustainability. The site is a residential garden and therefore classified as greenfield land and the location within the AONB could lead to a negative impact on environmental sustainability unless appropriate landscape mitigation measures are provided.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB – Chieveley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI017	Site Address:	The Old Stables, Green Lane, Chieveley	Development Potential:	5 dwellings (0.25ha at 30sph)
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Recommendation:

~~The site is not recommended for allocation although will be considered as part of the settlement boundary review. Any future proposals to be considered through the planning application process.~~

Justification:

~~Green Lane is rural in nature with large detached housing along it. A development of 5 houses would be out of keeping with the character of the area.~~

Discussion:

Site Description:

~~The site is located to the south of Chieveley. The site is not adjacent to the settlement boundary, although it is adjacent to a row of large detached houses on the edge of the village. The site is close to the centre of Chieveley and the local services and facilities available there, there is good access to the open countryside.~~

Landscape:

~~The site is in the AONB.~~

Flood Risk:

~~The site is in flood zone 1. SUDs would need to be provided.~~

Highways /Transport:

~~No specific comments made on this site, although it is close to CHI001, so the highway impact would be similar.~~

~~Traffic generation from the site is not anticipated to have a significant impact on the highway network.~~

~~Access onto Green Lane is not seen as an issue due to the small size of the site.~~

~~The site is close to the junction of the A34 and M4, meaning that there are a number of opportunities for employment outside the village. It is likely that there would be reliance on the private car within the village for commuting, although local services and facilities are within walking distance of the site.~~

~~A 2 hourly bus service passes through Chieveley.~~

Ecology:

~~An extended phase 1 habitat survey would be required.~~

Archaeology:

~~Some evaluation has been done on the site, more investigation would be required.~~

Education:

~~Local primary school provision is close to or at capacity. No comments have been made on secondary school provision.~~

Environmental Health:

~~No known air, noise or contamination issues~~

Minerals and Waste:

~~No known mineral or waste issues~~

Land use planning consultation zone:

~~The site is not within an AWE consultation zone~~

Environment Agency:

~~No specific comments made on this site. The site is in SPZ3.~~

Site Selection – Site Commentary

Thames Water:

TW not consulted on this site.

Parish Council:

The parish council see this area (Green Lane) as an area of special rural character and a green lane in the village. Local residents would like the lane to keep its rural feel.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant sustainability effects from developing this site. The site is within easy walking distance of the village core in a residential area on the edge of the village, giving a positive impact on sustainability. The village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, with a positive impact on economic sustainability. The site is a residential garden and therefore classified as greenfield land and the location within the AONB could lead to a negative impact on environmental sustainability unless appropriate landscape mitigation measures are provided.

Proposed development (from SHLAA submission):

The site is proposed for a development of 3 or 4 houses following the pattern and grain of development already seen along Green Lane.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI018	Site Address:	Land at Tudor Avenue, Chieveley
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Development Potential:	8 dwellings (0.38ha at 20dph)	SHLAA Assessment:	Not Currently developable
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Summary of Site Assessment

- Key Issues:
- AONB
 - Poor relationship to settlement (not adjacent to settlement boundary)

Site Assessment

Parish Council consultation response:	Parish council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Within Settlement Boundary		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	U	Landscape assessment has not been carried out as the site will not be allocated due to the poor relationship to the settlement.
SHLAA Assessment	Not Currently developable	Y	Relationship to the settlement
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement in the settlement hierarchy	N	
Within settlement Boundary		N	

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI019	Site Address:	The Bakery, Church Lane, Chieveley, RG20 8UR
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Development Potential:	<5 2 dwellings (0.08ha at 20dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Site is within the settlement boundary and therefore there is a presumption in favour of development.

Site Assessment

Parish Council consultation response:	Parish council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	U	Site is within the Conservation area
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement in the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI020	Site Address:	Lychgate, Church Lane, Chieveley
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Development Potential:	<5 dwellings (0.07ha at 20dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Site is within the settlement boundary and therefore there is a presumption in favour of development.

Site Assessment

Parish Council consultation response:	Parish council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	U	Site is adjacent to the Conservation area
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement in the settlement hierarchy.	N	
Within settlement Boundary		Y	

* Any yes response will rule the site out

Compton Site Assessments

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM001	Site Address:	Land to the east of Yew Tree Stables, Compton
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Development Potential:	27 30 dwellings (1.36ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – Landscape Assessment indicates only the eastern part of the site would be suitable for development.
- [Groundwater flood risk and adjacent to Flood Zone 2 and 3 and area of Surface Water Flood Risk.](#)
- Site is adjacent to a Scheduled Monument.

Site Assessment

Parish Council consultation response:	Development here would merge the village with the industrial units beyond. The Parish Council would like to see the distinction maintained. The site is considered important open space to the community. Despite the site having good access, the community would be against development on the site. Development could be visually prominent due to the topography of the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Only part of the site is considered suitable for development on landscape grounds.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to existing settlement boundary.

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent/ Unknown	Comments
Settlement Boundary		A	
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	A	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N/A	
Highways / Transport	Access issues	N	Access to the site is good
	Highway network suitability	U	Highways not consulted
	Public Transport network	Y	Regular bus service to and from Newbury. Bus service extends to Harwell Business Centre during peak journeys. Approx 2 hourly service between Newbury and Harwell. Service may be more limited in the evening if returning from Harwell.
	Footways/Pavements	Y	Pavements are present throughout the village.
Landscape	Located in AONB	Y	Development on part of the site would be acceptable subject to mitigation as set out in the Landscape Assessment.
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	N/A	
	Other	N/A	
Green Infrastructure	Open Space / Playing field / amenity space nearby	Y	The site is close to the recreation ground. However the site is identified as an area of community open space in the VDS
	Rights of Way affected	A	

Site Selection – Site Assessment

	Play areas nearby	Y	The site is close to the play facilities at the recreation ground
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N/A	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement and close to local services and facilities.
	Incompatible adjacent land uses	N	Adjacent to residential properties on the western boundary and a small number of industrial units on the eastern boundary but these are well screened.
Heritage	Archaeology	y	Site is adjacent to a scheduled monument and in area of high potential for medieval archaeology. Scheduled Monument adjacent to the site was de-scheduled in 2014 but remains an area of archaeological significance. Site is in an area of archaeological potential.
	Conservation area	A	Adjacent to conservation area.
	Listed buildings	N	
	Scheduled Monument	A <u>N</u>	Adjacent to Scheduled Monument Scheduled Monument de-scheduled in 2014.
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	
	Wastewater	Y	
	Groundwater source protection zone (SPZ)	N	
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		Adjacent to COM012
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM001	Site Address:	Land to the east of Yew Tree Stables, Compton	Development Potential:	27 30 dwellings (1.36ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to recreation ground and countryside		The site's location to the east of Compton provides opportunities for walking and cycling, as well as easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	Good access to recreation ground and countryside.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Good access to secondary and primary schools, with some local job opportunities. Loss of the Pirbright Institute will reduce local employment opportunities	The Pirbright Institute site should be redeveloped in line with the adopted SPD which should result in mixed use development and therefore provide a level of local employment.	The site is located close to employment and education as well as other services and facilities within Compton. The site also has access to the strategic road network (A34), although height restrictions for heavy goods vehicles exist. The site could have a positive impact on the district's economic and social sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Limited public transport access (intermittent 2 hourly bus service linking Compton and Newbury). Opportunities for walking and cycling to access local services and facilities.		Access to public transport is limited but the village is served by a intermittent 2 hourly bus service. The site's proximity to local services and facilities will encourage walking or cycling but car dependency will be high. Site is unlikely
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the	Some of the approach roads to the village have weight or height restrictions.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			potential to improve road safety.		to have any impact on environmental or economic sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		The site is open and rural in nature; therefore development could have a negative impact on this element of environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	Development would only be appropriate on part of the site and would be subject to the protection and enhancement of some features.	Mitigation measures set out in the Landscape Assessment – protection and enhancement of the following features would be required: <ul style="list-style-type: none"> • An open area visually linking the paddocks to the north with the recreation ground to the south • On site trees • Hedgerow boundaries • Views from the public right of way (through careful siting and design) 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact. Adjacent to a Conservation Area but landscape mitigation would result in a green buffer between the site and residential properties to the west.		In order to maintain the level of social and environmental sustainability of the area, any potential development should consider the impact on the SM and Conservation Area and archaeological potential in any design.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Adjacent to Scheduled Monument (SM) High potential for medieval archaeology on the site. Further research has de-scheduled the Scheduled Monument to the west of the Church but the area is still of archaeological significance.	Requires further assessment Area is of archaeological potential and an archaeological desk based assessment would be required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality,	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		The site is unlikely to have an impact on any aspect of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise levels		sustainability.
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield site		The greenfield status <u>of</u> the site would result in a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Groundwater Emergence Zone and adjacent to Flood Zone 2 <u>and 3</u> and an area of Surface Water Flood Risk.	Sustainable urban drainage techniques (SuDS) should be used to mitigate the effect of any potential flooding.	Flood risk on <u>and near</u> the site means that there could be a negative impact on all elements of sustainability.
11. To ensure a strong, diverse and sustainable economic base	<u>Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?</u>	0	<u>Not considered relevant</u>		<u>The development of the site for housing would have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</u>
	<u>Will it promote and support key business sectors and utilise employment land effectively and efficiently?</u>	0	<u>The site is Greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</u>		
	<u>Will it promote and support the vitality and viability of the District's commercial centres?</u>	0	<u>The development of the site for housing will have an overall neutral effect on economic sustainability.</u> <u>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating</u>		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			uses in such commercial centres. The development of the site will have a neutral effect on economic sustainability.		

Summary

There are no significantly positive or negative effects. Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.

The landscape assessment has concluded that development could be accommodated on part of the site subject to mitigation/enhancement measures. ~~The Scheduled Monument adjacent to the site means that further archaeological investigation would be required, and the impact of the Scheduled Monument would need to be taken into account in any development proposal.~~ [The area of archaeological significance adjacent to the site means that the site has archaeological potential and a desk based assessment would be required. The impact of any archaeological potential and the Conservation Area would need to be taken in to account in any development proposal.](#)

The site is at risk from groundwater flooding and mitigation measures would be required.

[The development of the site for housing would have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:
Effect: Predominantly neutral
Likelihood: High
Scale: AONB spatial area
Duration: Permanent
Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
Site ID:	COM001	Site Address:	Land to the east of Yew Tree Stables, Compton	Development Potential:	27 30 dwellings (1.36ha at 20dph)

Recommendation:

This site will not be considered for allocation in the DPD

Justification:

Compton is noted for its pattern of generous open spaces within the settlement and COM001 is identified in the Village Design Statement as one of the important open spaces in the village. A landscape assessment has indicated that part of the site could accommodate housing subject to mitigation and enhancement measures. The site is at risk from groundwater emergence and is adjacent to Flood Zones 2 and 3 and an area of surface water flood risk. A Flood Risk Study undertaken to inform the Pirbright Institute SPD showed groundwater flooding in Compton to be complex and closely related to groundwater levels and rainfall/river flows. Compton village experienced flooding recently in 2000, 2001, 2007 and 2014. Flood risk to the site would therefore require appropriate mitigation.

~~COM004 is the only site to be allocated in Compton.~~ It provides the opportunity to redevelop a brownfield site which relates well to the existing settlement. The re-use of a brownfield site is a priority in national and local planning policy taking precedent over Greenfield. COM004 provides an opportunity for regeneration of a large site and to reduce its impact on the landscape and AONB which in part is visually prominent and detracts from the character of the village. Further planning gains would be achieved through decontamination of the site, providing community space and green infrastructure, and a level of employment use. Site COM004 is an identified opportunity site within the Core Strategy and has an adopted SPD for the site, it is therefore a strategically preferred site for development. The site is the only site to be allocated in Compton and is significantly larger than would normally be expected for a Service Village, ~~and~~ therefore no other sites will be allocated within the village.

Discussion:

Site Description:

Compton sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south. There are also good road links into Newbury and the village is served by a regular ~~hourly~~ bus service.

The site is located adjacent to Compton giving easy access to local services, facilities and the open countryside. The site's proximity to local services will encourage walking or cycling. It is recognised that there will be a degree of car dependency given the location of the village.

Landscape:

The Landscape Assessment indicates that development on part of the site would be acceptable as long as mitigation measures as listed in the assessment are adhered to. These include the protection and enhancement of on-site trees and hedgerow boundaries. The impact on key landscape and visual characteristics would not be significant and would not affect views out to the Downs.

Flood Risk:

The site falls within a groundwater emergence zone and adjacent to Flood Zone 2 and 3 and an area of Surface Water Flood Risk. SuDS techniques would need to be deployed to mitigate against the potential impact of flooding should the site be developed.

Highways /Transport:

Not specifically consulted. However, the site's proximity to local services will encourage walking or cycling. The village is served by a regular ~~2-hourly~~ bus service linking the village to Newbury. There are bus stops near the site however they will need to be connected to the site with additional footways.

Ecology:

No ecological concerns have been raised

Archaeology:

There is the potential for ~~medieval~~ archaeology on the site, ~~and there is a Scheduled Monument adjacent to the site.~~ Further assessment required.

Site Selection – Site Commentary

Education:

Compton Primary School is close to capacity with no capacity on the site to expand further. Secondary school provision is manageable.

Environmental Health:

No issues raised.

Minerals and Waste:

There is a landfill site to the north of COM001.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

Raised issue of groundwater emergence zone.

Thames Water:

Not specifically consulted, but did not raise any infrastructure concerns in relation to water supply or waste water capability on site COM004. [Concern has been raised in relation to the wastewater network capacity on site COM004.](#)

Parish Council:

Development here would merge the village with the industrial units beyond. The Parish Council would like to see the distinction maintained. The site is considered important open space to the community. Despite the site having good access, the community are against development on the site. Development could be visually prominent due to the topography of the site.

[Preferred Options consultation key issues:](#)

- [Flooding not an issue](#)
- [Site prejudiced by COM004](#)

[For the consultation responses and Council's response, please see the Statement of Consultation](#)

SA/SEA:

There are no significantly positive or negative effects.

Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.

The landscape assessment has concluded that development could be accommodated on part of the site subject to mitigation/enhancement measures. ~~The Scheduled Monument adjacent to the site means that further archaeological investigation would be required, and the impact of the Scheduled Monument would need to be taken into account in any development proposal.~~ [The area of archaeological significance adjacent to the site means that the site has archaeological potential and a desk based assessment would be required. The impact of any archaeological potential and the Conservation Area would need to be taken in to account in any development proposal.](#)

The site is at risk from groundwater flooding and mitigation measures would be required.

[The development of the site for housing would have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

Promoted for approximately 50 dwellings with a mix of house types and sizes, with affordable housing, open space and landscaping.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM002	Site Address:	Land to the south east of Compton, RG20 6RD
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Development Potential:	23 dwellings (1.16ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

The site has been categorised within the SHLAA as Not Currently Developable due to the landscape impact of development on the site. Development would lead to the loss of rural character and scenic qualities of the AONB. Development would harm the Pang Valley and detract from the scenic qualities of the eastern approach into Compton.

Site Assessment

Parish Council consultation response:	Parish council agreed with the SHLAA assessment of the site as not currently developable. The Parish Council would not like to see development on the other side of the disused railway line, as they do not feel that this would be well related to the village. Flood risk on the site is more significant than the EA flood zones identify. Proximity to Scheduled Monument is also a concern**.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Y	Development would lead to the loss of rural character and scenic qualities of the AONB. Development would harm the Pang Valley and detract from the scenic qualities of the eastern approach into Compton.
SHLAA Assessment	Y	Impact on AONB and rural character
Land Use	N	Protected Employment Land
AWE consultation zone	N	Inner
Relative scale in relation to settlement role and function	N	Inappropriate in scale to the role and function of settlement within the settlement hierarchy
Within settlement Boundary	N	

* Any 'yes' response will rule the site out

** [Historic England de-scheduled the Scheduled Monument in 2014. The area is still of archaeological significance.](#)

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM004	Site Address:	Pirbright Institute, High Street, Compton, RG20 7NN
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Development Potential:	140 dwellings (7ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – Landscape Assessment indicates only part of the site is suitable for development
- Flood risk – part of the site is in FZ3 and FZ2.
- Surface water and groundwater flood risk
- Contaminated land
- TPOs

Site has been identified as an 'opportunity area' within the adopted Core Strategy and a Supplementary Planning Document has been adopted providing a framework to guide future development on the site.

Site Assessment

Parish Council consultation response:	The Parish Council would like to see COM004 developed and the green infrastructure (cricket pitch) protected. Allocation of this site would be supported by the Parish Council.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	Part of the site is within Flood Zone 3. This part of the site is not suitable for development.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (<i>from LSA</i>)	P	Part of the site is considered suitable for development
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	Scale of the site may not be consistent with the role of Compton as a service village, however it is a large brownfield which has been identified in the Core Strategy as an opportunity site.
Within settlement Boundary		N	The site is adjacent to the existing settlement boundary.

*Any Yes response will rule out the site

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Settlement Boundary		A	
Land use	Previously Developed Land	Y	Currently Pirbright Institute site.
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	Part of the site is within Flood Zone 2. These areas have been excluded from the developable area.
	Groundwater flood risk	Y	Part of the site is within a ground water emergence zone.
	Surface water flood risk	Y	Part of the site is within an area of surface water flood risk.
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	Y	Degree of contamination on the site. Further assessment would be required.
	Other	N/A	
Highways / Transport	Access issues	N	
	Highway network suitability	Y	Main access to High Street can be used for residential use. Any access on to Churn Road should be minor. Only pedestrian or cycle route should be obtained onto Hockham Road. A through route between Churn Road and High Street would be encouraged which can also provide emergency access. Improvements to footways fronting the site would be needed. Hockham Road and Churn Road are not really suitable for residential use in current form. Preference for Churn

Site Selection – Site Assessment

			Road to access the site. Access can be obtained to the High Street, care would need to be taken on the type of access provided.
	Public Transport network	Y	Bus stops near the site with regular bus services to and from Newbury. Bus service extends to Harwell Business Centre during peak journeys. Approx 2 hourly service between Newbury and Harwell. Service may be more limited in the evening if returning from Harwell.
	Footways/Pavements	Y	Pavements are present throughout the village.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from <i>Core Strategy LSS</i>)	N/A	
	Other	N/A	
Green Infrastructure	Open Space / Playing field / amenity space nearby	Y	Part of the site is used as open space (cricket pitch). This area has been excluded from the developable areas. The site is close to the recreation ground.
	Rights of Way affected	A	
	Play areas nearby	Y	Site is close to the play facilities at the recreation ground.
Ecology / Environmental / Geological	Protected species	A	Potential for bats on the site. SPD principles should be adhered to for this site.
	Ancient woodland	N	
	Tree Preservation Orders	Y	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N/A	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement.
	Incompatible adjacent land uses	N	Existing uses on the site may be incompatible and therefore the site would need to be redeveloped as a whole.
Heritage	Archaeology	Y	Site lies in heart of historic village with medieval origins. High archaeological potential.
	Conservation area	A	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	Infiltration of groundwater into the network is an issue in Compton
	Wastewater	Y	Infiltration of groundwater into the network is an issue in Compton
	Groundwater source protection zone (SPZ)	Y	5% of the site is within a SPZ1
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> COM004A, COM10, COM009, COM011		COM004A, COM010, COM009, COM011. COM004A has planning permission, although this has not yet been implemented.
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM004	Site Address:	Pirbright Institute, High Street, Compton, RG20 7NN	Development Potential:	140 dwellings (7ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to recreation ground and countryside		The site's location to the north east of Compton provides opportunities for walking and cycling, as well as easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	Good access to recreation ground and countryside		
	Will it protect and enhance green infrastructure across the district?	+	If redeveloped in accordance with the adopted SPD the cricket pitch will remain as green infrastructure.	Retain the cricket ground as green infrastructure.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+/-	Good access to secondary and primary schools, with some local job opportunities. The relocation of the Institute would result in the loss of local job opportunities. Whilst the SPD does seek the redevelopment of the site for mixed uses, the level of employment to be delivered is uncertain at this stage.	The adopted SPD for the site seeks mixed use development on this site. It is expected this site will therefore provide some employment which will mitigate the impact of the Institute relocating.	The site delivers positive and negative impacts in relation to economic sustainability given the loss of local employment as the Institute relocates but some of this employment could be replaced through a mixed use redevelopment scheme. The site is also close to some existing areas of employment and education as well as other services and facilities within Compton. The site also has access to the strategic road network (A34), although height restrictions for heavy goods vehicles exist.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking,	0	Limited public transport access, but the village does benefit from a bus service, and has a number of local	Some of the approach roads to the village have weight and height restrictions.	Access to public transport is limited but the village is served by a regular 2hourly

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	cycling and public transport?		services and facilities all of which can be reached by walking and cycling.		bus service. The site's proximity to local services and facilities will encourage walking or cycling, and unlikely to have an impact on environmental sustainability given the degree of car dependency in the village. It could have a positive impact on social sustainability given the ability to walk and cycle to local services/facilities
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic to existing levels could result in road safety concerns, but any development would also have the potential to improve road safety.	Improvements to footways fronting the site would improve pedestrian access and connect the site to existing bus stops. Potential for pedestrian or cycle routes to Churn Road and Hockham Road would help reduce use of main access to the High Street where traffic movements would be higher.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	+	The site benefits from mature vegetation and a number of green open spaces which provide opportunities for wildlife corridors on the site. Potential for bats on the site.	Measures to protect and enhance biodiversity and geodiversity as set out within the SPD should be adhered to.	If the site is redeveloped in accordance with the adopted SPD the site creates opportunities for positive environmental sustainability impacts.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	Redevelopment of the site in accordance with the SPD could make a positive contribution to the landscape character and local distinctiveness of the open downland landscape of the AONB.	Mitigation set out within the Landscape Assessment: <ul style="list-style-type: none"> • The open downland character above Compton should be enhanced through the removal of buildings in the most northerly part of the site, restoration of a more natural landform and use as open space/open farmland • Protect views to Compton from the open downland • Protect views of the upper valley sides of the site from the village • A matrix of good sized open spaces to be provided throughout the development, linking physically and visually with the existing provision • Retention of the existing character facing onto High Street and in particular the area 	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				of open space.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	There is potential to remove redundant non residential buildings and enhance the site's setting within the AONB. The scale of the site is not consistent with that of a service village, however it is a large brownfield site which is identified in the Core Strategy as an opportunity site.	The adopted SPD sets out key measures to be taken and principles to be followed in the redevelopment of this site.	Development on the site in accordance with the adopted SPD could result in positive impacts on social and environmental sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	+	Opportunity to enhance the site's setting within the village, whilst respecting the adjacent conservation area and nearby listed buildings. Archaeological potential on the site given its location within the heart of the historic village which has medieval origins needs consideration.	The adopted SPD sets out key measures to be taken and principles to be followed in the redevelopment of this site.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		Development of the site would have a positive impact on the environmental sustainability through decontamination of the site for mixed use development.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	+ ?	Given the previous use of the site, there is potential for contamination. Development of the site would enable the site to be decontaminated. Viability of decontamination works may need to be considered.	Development of the site would enable the site to be decontaminated. Viability of decontamination works may need to be considered. Further assessment of contamination required and development to be in accordance with the adopted SPD.	
	Will there be an impact on	+/?	There is the potential for	Redevelopment of the site will	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	water quality?	/	contamination on the site which in turn through run-off, could have an impacted upon water quality. Redevelopment of the site will provide the opportunity to mitigate against any contamination and the impact that this may have on water quality.	provide the opportunity to mitigate against any contamination and the impact that this may have on water quality. Viability of decontamination works may need to be considered. Further assessment of contamination required and development to be in accordance with the adopted SPD.	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	Development of the site would result in the redevelopment of a large area of previously developed land in a rural location.		Development of the site could have a positive impact on environmental sustainability because it is a large previously developed site
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Flood Zone 2 and 3, Groundwater Emergence Zone, Surface Water Flood Risk	A sequential approach should be taken to development on the site in accordance with the SPD. The area within the flood zone (southern part of the site) will be excluded from the developable area, unless detailed modelling of flood risk indicates otherwise not be developed . Sustainable urban drainage techniques (SuDS) should be used to mitigate the effect of any potential flooding as set out within the adopted SPD.	The site could have a negative impact on all aspects of sustainability due to flood risk however the impact could be minimised if development is in accordance with the adopted SPD which excludes areas of flood risk from the developable area.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0/+	The site will be for a mixed use though primarily housing. Redevelopment of the site will result in loss of employment land but some employment generating uses will be appropriate for the site as set out within the adopted SPD for the site.		The development of the site for primarily housing with some employment generating use in accordance with the SPD will have an overall neutral/positive effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term. The provision of some employment use on the site will help to promote the economy in general in the short to long term. The scale and type of employment development will be in accordance with its rural location in the AONB.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is brownfield and the current occupier of the site will be relocating out of the District. The site is no longer running at its fullest capacity. Redevelopment will result in the loss of employment land as it will not be replaced in its entirety though some new employment generating use will be appropriate as set out within the adopted SPD for the site. The development of the site for mixed use will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres. Whilst the site will have some employment generating uses they will not be located in such a commercial centre.		

Site Summary

This site would offer the opportunity to develop an existing brownfield site outside of a settlement boundary that could positively impact on the built environment and enhance the sites setting within the village and wider AONB.

Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will most likely be high given the rural location of Compton. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground within the village to help promote a healthy

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

active lifestyle.

Redevelopment of the site in accordance with the adopted SPD would provide positive benefits for environmental sustainability in terms of enhancing green infrastructure and biodiversity on the site. The proximity of the site to the Conservation Area and a number of listed buildings also provides opportunities to enhance the character of the local historic environment. There would be positive benefits to environmental sustainability through the decontamination of the site.

Given the site's location within open downland the landscape impact of any redevelopment is vitally important. The SPD and Landscape Assessment for the site demonstrate that excluding certain areas from development could make a positive contribution to the landscape character.

The southern edge of the site is located within Flood Zone 2 and 3. In addition, the site is at risk from surface water flooding and groundwater flooding; however this part of the site is not included in the SPD as part of the developable area of the site and the promoters of the site have said this area will not be built on.

[The site is a brownfield employment site and is proposed to be redeveloped for primarily housing with some employment development appropriate to its rural location resulting in an overall neutral/positive impact on economic sustainability.](#)

Summary of effects:

Effect: Predominantly positive

Likelihood: High

Scale: North Wessex Downs AONB

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
Site ID:	COM004	Site Address:	Pirbright Institute, High Street, Compton, RG20 7NN	Development Potential:	140 dwellings (7ha at 20dph)

Recommendation:

The site is considered for allocation through the DPD.

Justification:

Development on this site would provide the opportunity to develop a brownfield site, adjacent to the settlement boundary. The site has been identified as an 'opportunity area' within the adopted Core Strategy and a Supplementary Planning Document has been adopted providing a framework to guide future development on the site. There would also be an opportunity to rectify any contaminated land issues and enhance the site's setting within the AONB and village.

Discussion:

Site Description:

Compton sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south.

The site is located adjacent to the settlement boundary of Compton giving easy access to local services, facilities and the open countryside. The site's proximity to local services will encourage walking or cycling. It is recognised that there will be a degree of car dependency given the location of the village.

Whilst the scale of the site is not consistent with that of a service village, the site has been identified through the Core Strategy as an opportunity site and has an adopted SPD. Redeveloping the site in accordance with the adopted SPD provides the opportunity to positively enhance many aspects of sustainability.

Whilst the relocation of the Institute will result in the loss of some local employment opportunities, the adopted SPD for the site does seek mixed use development which would replace a level of employment.

The site is located adjacent to the Conservation Area and within close proximity to listed buildings.

Landscape:

The Landscape Assessment indicates that development on parts of the site would be acceptable as long as mitigation measures as listed in the assessment and SPD are adhered to. Redevelopment of the site provides opportunities to enhance the green infrastructure and biodiversity on this site.

Flood Risk:

Part of the site falls within Flood Zones 2 and 3, as well as a Groundwater Emergence Zone and an area of Surface Water flood risk. [A Flood Risk Study undertaken to inform the SPD showed groundwater flooding to be complex and closely related to groundwater levels and rainfall/river flows. The study recommended that following the sequential approach to development on the site, only less vulnerable land uses in accordance with the NPPF should be located below 103m AOD within the site \(water compatible or critical infrastructure development would also be appropriate at this site level\) and more vulnerable land uses should be located above 103m AOD, unless detailed modelling indicates otherwise. This was taken forward in to the SPD and reflects the developable area in the allocated site. The area below 103m AOD includes Flood Zones 2 and 3 which are therefore excluded from the developable area Housing is therefore considered appropriate above the 103m AOD line. The SPD approach to 103m AOD for 'more vulnerable' development was supported by the Environment Agency. This part of the site will be excluded from the developable area as set out within the SPD.](#) An FRA would be required to support any development on this site.

Highways /Transport:

The site's proximity to local services will encourage walking or cycling. The village is served by a [regular 2 hourly bus service linking the village to Newbury. The bus service extends to Harwell Business Centre during peak journeys. WBC Passenger Transport services have indicated an aspiration to increase the frequency of the bus service. Contributions from any development could be used to help improve the service.](#) There are bus stops near the site however they will need to be connected to the site with additional

Site Selection – Site Commentary

footways.

This site can accommodate up to 140 houses that will generate circa 840 daily vehicle movements including circa 84 during the 08.00 to 09.00 AM peak.

This was the Institute of Animal Health and therefore there would already have been a significant generator of traffic. Similar or even reduced traffic levels from the proposed use would therefore be expected.

There is an existing main access from the High Street, with further minor accesses from Churn Road. Highways therefore consider that the same arrangement could apply for any residential use subject to any access onto Churn Road being the minor access. There will need to be improvements to footways fronting the site onto the High Street.

Highways consider that only a pedestrian or cycle route should be obtained onto Hockham Road, as there is currently no existing vehicular access, and Hockham Road is narrow and winding.

A through route between Churn Road and the High Street would be encouraged to provide grids and loops in line with the UK governments Manual for Streets, and also to provide an emergency access.

~~Access can be obtained from Churn Road and Hockham; however both of these roads are narrow with limited or nonexistent footways. They are therefore not really suitable for a residential use in their current form. It is therefore likely that road widening along with footway provision will be sought. There seems to be limited opportunities for this along Hockham and Cheap Street due to limited availability of highway land. There is therefore a preference for Churn Road to access the development. A through route between Churn Road and Hockham could be encouraged in line with the UK governments Manual for Streets.~~

~~If access can be obtained through to the High Street, care would need to be taken on the type of access provided.~~

Ecology:

If the site is developed in accordance with the adopted SPD, then there will be no ecological concerns.

Archaeology:

There is high archaeological potential on the site given its location within the heart of the historic village which has medieval origins. Further assessment required.

Education:

Compton Primary School is close to capacity with no capacity on the site to expand further. Secondary school provision is manageable.

Environmental Health:

Contamination on site would need to be resolved as part of any planning application. Redevelopment of the site provides a significant opportunity to improve soil quality and potentially water quality through decontamination.

Minerals and Waste:

Former landfill site is located to the west of the site. Environmental permits for waste related activities held on site for a number of years.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

Concern that part of the site is within Flood Zones 2 and 3. However, this area will be excluded from [the developable area](#) development.

5% of the site is within SPZ1.

The site has been investigated for contamination.

Thames Water:

No water supply infrastructure issues envisaged.

Site Selection – Site Commentary

~~No wastewater infrastructure issues envisaged.~~

[Current wastewater network in this area is unlikely to be able to support the demand anticipated from this development. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. In the first instance a drainage strategy would be required from the developer to support the development. We are also likely to request a Grampian planning condition to ensure the infrastructure is in place ahead of occupation of the development.](#)

[Infiltration from groundwater into the network has been identified as a strategic issue within Compton, therefore an integrated Water Supply and Drainage Strategy would be required for this site.](#)

Parish Council:

The Parish Council would like to see COM004 developed and the green infrastructure (cricket pitch) protected. Allocation of this site would be supported by the Parish Council.

[Preferred Options consultation key issues:](#)

- [Higher housing number than SPD](#)
- [Flooding and sewerage system capacity](#)
- [Access and traffic](#)

[For the consultation responses and Council's response, please see the Statement of Consultation](#)

SA/SEA:

This site would offer the opportunity to develop an existing brownfield site outside of a settlement boundary that could positively impact on the built environment and enhance the sites setting within the village and wider AONB.

Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will most likely be high given the rural location of Compton. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground within the village to help promote a healthy active lifestyle.

Redevelopment of the site in accordance with the adopted SPD would provide positive benefits for environmental sustainability in terms of enhancing green infrastructure and biodiversity on the site. The proximity of the site to the Conservation Area and a number of listed buildings also provides opportunities to enhance the character of the local historic environment. There would be positive benefits to environmental sustainability through the decontamination of the site.

Given the site's location within open downland the landscape impact of any redevelopment is vitally important. The SPD and Landscape Assessment for the site demonstrate that excluding certain areas from development could make a positive contribution to the landscape character.

The southern edge of the site is located within Flood Zone 2 and 3. In addition, the site is at risk from surface water flooding and groundwater flooding; however this part of the site is not included in the SPD as part of the developable area of the site and the promoters of the site have said this area will not be built on.

[The site is a brownfield employment site and is proposed to be redeveloped for primarily housing with some employment development appropriate to its rural location resulting in an overall neutral/positive impact on economic sustainability.](#)

Proposed development (from SHLAA submission):

The site is proposed by the agent to be developed in accordance with the adopted SPD for the site.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM004A	Site Address:	Greens Yard, High Street, Compton
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Development Potential:	25 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	Parish council did not comment on this site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	Applications Approved: 02/00317, 07/02647, 11/01159. 14/00926/RESMAJ reserved matters application for 11/01159 approved , pending consideration.
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y
		Site is within the settlement boundary of Compton.

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM005	Site Address:	Fairfield, Compton
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Development Potential:	12 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission.

Site Assessment

Parish Council consultation response:	Parish Council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	Applications Approved: 11/00586
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	Landscape considered as part of the planning application.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	Site is within the settlement boundary of Compton.

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM006	Site Address:	Mayfield Farm, Cheseridge Road, Compton
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Development Potential:	14 dwellings (0.68ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Relationship to settlement (not adjacent to the settlement boundary)
- Groundwater and surface water flood risk
- Access concerns
- AONB – Landscape Assessment would be required

The site is categorised as Not Currently Developable within the SHLAA and therefore excluded from site selection opportunity due to the relationship of the site to the settlement.

Site Assessment

Parish Council consultation response:	Development here would extend the village too far. Flood risk is a concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (<i>from LSA</i>)	Assessment Required	Due to location in AONB a landscape assessment is required.
SHLAA Assessment	Not Currently developable	Y	Poorly related to the settlement
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM007	Site Address:	Land between Cheseridge Road and Ilsley Road, Compton
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Development Potential:	26 dwellings (1.3ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Flooding (within FZ3).
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Site Assessment

Parish Council consultation response:	Development on this site would extend the village too far. Flood risk on the site is a concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	Flood risk on the site means that it is not suitable for development. Flood Zone 3 covers a large part of the site.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	Landscape assessment has not been carried out as the site is already excluded on flood risk grounds
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM008	Site Address:	Rear of Mayfield Cottages, Ilsley Road, Compton
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Development Potential:	10 dwellings (0.5ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - Flooding (within FZ3).

Site Assessment

Parish Council consultation response:	Site is very open and landscape impact would need to be considered. Flood risk on the site is a concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	Flood risk on the site means that it is not suitable for development. Flood Zone 3 covers a large part of the site.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	Landscape assessment has not been carried out as the site is already excluded on flood risk grounds
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the existing settlement boundary of Compton.

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM009	Site Address:	Land between Ilsley Road and Churn Road, Compton
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Development Potential:	56 dwellings (2.81ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Landscape assessment indicates development on this site would fail to conserve or enhance the special qualities or natural beauty of the AONB.
- The development of the site in conjunction with COM004, which is an identified opportunity site within the Core Strategy, would result in a scale of development which would be inappropriate in scale for the role and function of Compton.

Site Assessment

Parish Council consultation response:	Access to the site off Ilsley Road would be difficult and access via Churn Road would not be desirable given its rural nature. Increased traffic on Churn Road could have a negative impact on the cricket pitch should improvements to the road be required. However, a portion of this site is seen as the most suitable option (between COM011 and COM010) assuming access issues can be overcome.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Y	Landscape assessment indicates development on this site would fail to conserve or enhance the special qualities or natural beauty of the AONB.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	The site in conjunction with COM004 would be inappropriate in scale.
Within settlement Boundary		N	Site is adjacent to settlement boundary

*Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM010	Site Address:	Land to the west of Churn Road, Compton
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Development Potential:	13 dwellings (0.67ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Site is located within the AONB and [part of the site would be suitable for development subject to requirements set out in the Landscape Assessment](#) therefore a Landscape Assessment would be required
- Potential contamination issues (concern raised by Parish Council)
- Groundwater flood risk

Site Assessment

Parish Council consultation response:	Contamination issues with this site and access via Churn Road is undesirable.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Assessment Required <u>P</u>	Location in AONB therefore a Landscape Assessment is required. Part of COM010 would be suitable for development subject to requirements to conserve and enhance the AONB as set out in the landscape assessment (2015)
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Site is adjacent to the settlement boundary.

*Any 'Yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent/Unknown	Comments
Settlement Boundary		A	
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Part of the site is within a groundwater emergence zone
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	Y	Historic landfill
	Other	N/A	
Highways / Transport	Access issues	Y	Access to the site is poor
	Highway network suitability	U	Highways not consulted
	Public Transport network	Y	Regular bus service to and from Newbury. Bus service extends to Harwell Business Centre during peak journeys. Approx 2 hourly service between Newbury and Harwell. Service may be more limited in the evening if returning from Harwell.
	Footways/Pavements	Y	Pavements are present throughout the village, although access from the site into the village may not have.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (<i>from Core</i>)	N/A	

Site Selection – Site Assessment

	<i>Strategy LSS)</i>		
	Other	N/A	
Green Infrastructure	Open Space / Playing field / amenity space nearby	Y	Site is close to the recreation ground
	Rights of Way affected	A	
	Play areas nearby	Y	Site is close to the play facilities at the recreation ground
Ecology / Environmental / Geological	Protected species	A	Bird, Reptile and Bat surveys required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N/A	
Relationship to surrounding area	Relationship to settlement	N	Site is not that well related to the centre of the village.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	
	Wastewater	Y	
	Groundwater source protection zone (SPZ)	N	
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> COM011, COM009, COM004		
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM010	Site Address:	Land to the west of Churn Road, Compton	Development Potential:	13 dwellings (0.67ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to recreation ground and countryside		The site's location to the <u>north west east</u> of Compton provides opportunities for walking and cycling, as well as easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	Good access to recreation ground and countryside		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Good access to secondary and primary schools, with some local job opportunities. Loss of the Pirbright Institute will reduce local employment opportunities	The Pirbright Institute site should be redeveloped in line with the adopted SPD which should result in mixed use development and therefore provide a level of local employment.	The site is located close to employment and education as well as other services and facilities within Compton. The site also has access to the strategic road network (A34), although height restrictions for heavy goods vehicles exist. The site could have a positive impact on the district's economic and social sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Limited public transport access (<u>regular 2-hourly</u> bus service linking Compton and Newbury). Opportunities for walking and cycling to access local services and facilities.		Access to public transport is limited but the village is served by a <u>regular 2 hourly</u> bus service. The site's proximity to local services and facilities will encourage walking or cycling but car dependency will be high. Site is unlikely
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the	Some of the approach roads to the village have weight of height restrictions	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			potential to improve road safety.		to have any impact on environmental or economic sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	Bird, Reptile and Bat surveys required.		Bird, Reptile and Bat surveys required.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	- / ?	Located within the AONB. Further assessment required. <u>Only part of the relatively enclosed small field would be suitable for development and subject to requirements to conserve and enhance the AONB as set out in the landscape assessment.</u>	<u>Mitigation measures set out in the Landscape Assessment :</u> <ul style="list-style-type: none"> • <u>Development should be in the form of a continuation of the linear cottages to the south</u> • <u>No development of the higher ground to the north and north west</u> • <u>Plant new hedgerow of trees to the western edge, linking two areas of woodland/scrub.</u> 	The site is located within the AONB <u>and is constrained by potential visual and landscape harm to the AONB and settlement pattern which could and has the potential to negatively impact on environmental sustainability.</u>
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		The site is unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Modern land use likely to have removed all archaeology		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield site		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Part of the site is within a Groundwater Emergence Zone	Sustainable urban drainage techniques (SuDS) should be used to mitigate the effect of any potential flooding.	Flood risk on the site means that there could be a negative impact on all elements of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing would have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is Greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site will have a neutral effect on economic sustainability.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Site Summary

There are no significantly positive or negative effects. Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.

The site's location within the AONB could have an impact on the landscape [and settlement pattern](#) and therefore a Landscape Assessment would be required. [Only part of the relatively enclosed small field would be suitable for development and subject to requirements to conserve and enhance the AONB as set out in the Landscape Assessment.](#) The site is at risk from groundwater as part of it lies within a Groundwater Emergence Zone. Both these factors combined with the greenfield nature of the site could result in negative impact on environmental sustainability.

[The development of the site for housing would have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
Site ID:	COM010	Site Address:	Land to the west of Churn Road, Compton	Development Potential:	13 dwellings (0.67ha at 20dph)

Recommendation:

This site will not be considered for allocation in the DPD

Justification:

[A Flood Risk Study undertaken to inform the Pirbright Institute SPD showed groundwater flooding in Compton to be complex and closely related to groundwater levels and rainfall/river flows. Compton village experienced flooding recently in 2000, 2001, 2007 and 2014. Part of COM010 falls within a groundwater emergence zone and appropriate mitigation would be required. A landscape assessment considered COM010 in combination with COM009 and COM011 and concluded that much of the site is not suitable for development and is constrained by potential visual and landscape harm to the AONB and the settlement pattern. Only part of COM010, a relatively enclosed small field in the north east, would be suitable and subject to requirements to conserve and enhance the AONB.](#)

~~COM004 is the only site to be allocated in Compton.~~ It provides the opportunity to redevelop a brownfield site which [relates well to the existing settlement. The re-use of a brownfield site is a priority in national and local planning policy taking precedent over Greenfield. COM004 provides an opportunity for regeneration of a large site and to reduce its impact on the landscape and AONB which in part is visually prominent and detracts from the character of the village. Further planning gains would be achieved through decontamination of the site, providing community space and green infrastructure, and a level of employment use.](#) Site COM004 is an identified opportunity site within the Core Strategy and has an adopted SPD for the site, [it is therefore a strategically preferred site for development.](#) The site [is the only site to be allocated in Compton and](#) is significantly larger than would normally be expected for a Service Village, ~~and therefore no other sites will be allocated within the village.~~

Discussion:

Site Description:

Compton sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south. There are also good road links into Newbury and the village is served by a [regular 2-hourly bus service.](#)

The site is located adjacent to Compton giving easy access to local services, facilities and the open countryside. The site's proximity to local services will encourage walking or cycling. It is recognised that there will be a degree of car dependency given the location of the village.

Landscape:

The site is located within the AONB and therefore a Landscape Assessment will be required. [Landscape work undertaken following the Preferred Options consultation considered COM010 in combination with COM009 and COM011. The assessment concluded that only part of COM010 would be suitable for development subject to the following requirements to conserve and enhance the AONB:](#)

- [Development should be in the form of a continuation of the linear cottages to the south.](#)
- [Development should keep off of higher ground to the north and north west.](#)
- [A new hedgerow with hedgerow trees should be planted to the western edge, linking two areas of woodland / scrub.](#)

Flood Risk:

The site partially falls within a groundwater emergence zone so SuDS techniques would need to be deployed to mitigate against the potential impact of flooding should the site be developed.

Highways /Transport:

Not specifically consulted. However, the site's proximity to local services will encourage walking or cycling. The village is served by a [regular 2-hourly bus service](#) linking the village to Newbury. There are bus stops near the site however they will need to be connected to the site with additional footways.

Ecology:

Bird, Reptile and Bat surveys would be required.

Site Selection – Site Commentary

Archaeology:

No impact on archaeology - modern land use likely to have removed all archaeology

Education:

Compton Primary School is close to capacity with no capacity on the site to expand further. Secondary school provision is manageable.

Environmental Health:

No issues raised.

Minerals and Waste:

No issues raised.

Land use planning consultation zone:

Site is not within an AWE consultation zone.

Environment Agency:

Raised issues of groundwater emergence zone and historic landfill adjacent.

Thames Water:

Not specifically consulted, but did not raise any infrastructure concerns in relation to water supply or waste water capability on site COM004. [Concern has been raised in relation to the wastewater network capacity on site COM004.](#)

Parish Council:

The Parish Council feels that contamination issues with this site and access via Churn Road is undesirable.

Preferred Options consultation key issues:

- [No comments received](#)

[For the consultation responses and Council's response, please see the Statement of Consultation](#)

SA/SEA:

There are no significantly positive or negative effects.

Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.

The site's location within the AONB could have an impact on the landscape [and settlement pattern](#) and therefore a Landscape Assessment would be required. [Only part of the relatively enclosed small field would be suitable for development and subject to requirements to conserve and enhance the AONB as set out in the Landscape Assessment.](#) The site is at risk from groundwater as part of it lies within a Groundwater Emergence Zone. Both these factors combined with the greenfield nature of the site could result in negative impact on environmental sustainability.

[The development of the site for housing would have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

Residential of a form and scale similar to the existing properties. Agent confirmed that site is available.

Site Selection – Site Assessment

Settlement:	Compton	Parish:	Compton
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Site ID:	COM011	Site Address:	Land to the north of Ilsley Road, Compton
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Development Potential:	10 dwellings (0.52 at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Site is located within the AONB and [a Landscape Assessment indicates that development would not be suitable raising potential visual and landscape harm to the AONB and settlement pattern](#), therefore a Landscape Assessment would be required
- Ground water flood risk

Site Assessment

Parish Council consultation response:	Parish Council would not like to see this site developed as it would infill the area between the existing settlement and the small cluster of properties by Down House. This would extend the village too far along a busy road. Access to the site is also a concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Assessment Required Y	Location in AONB meant that a Landscape assessment is required. Landscape Assessment indicates that the site is not suitable for development and is constrained by potential visual and landscape harm to the AONB and the settlement boundary.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Site is adjacent to settlement boundary.

*Any Yes will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Settlement Boundary		A	
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N/A	
Highways / Transport	Access issues	Y	Access to the site is poor
	Highway network suitability	U	Highways not consulted
	Public Transport network	Y	Regular bus service to and from Newbury. Bus service extends to Harwell Business Centre during peak journeys. Approx 2 hourly service between Newbury and Harwell. Service may be more limited in the evening if returning from Harwell.
Landscape	Footways/Pavements	Y	Pavements are present throughout the village, although access from the site into the village may not have.
	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	N/A	
	Other	N/A	

Site Selection – Site Assessment

Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to the recreation ground
	Rights of Way	N	
	Play areas nearby	Y	Site is close to the play facilities at the recreation ground
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Other (eg. BOA)	N/A		
Relationship to surrounding area	Relationship to settlement	N	Site is not that well related to the centre of the village.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	
	Wastewater	Y	
	Groundwater source protection zone (SPZ)	N	
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other	N/A	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		COM009, COM010
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM011	Site Address:	Land to the north of Ilsley Road, Compton	Development Potential:	10 dwellings (0.52 at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to recreation ground and countryside		The site's location to the east of Compton provides opportunities for walking and cycling, as well as easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	Good access to recreation ground and countryside		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Good access to secondary and primary schools, with some local job opportunities. Loss of the Pirbright Institute will reduce local employment opportunities	The Pirbright Institute site should be redeveloped in line with the adopted SPD which should result in mixed use development and therefore provide a level of local employment.	The site is located close to employment and education as well as other services and facilities within Compton. The site also has access to the strategic road network (A34), although height restrictions for heavy goods vehicles exist. The site could have a positive impact on the district's economic and social sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Limited public transport access (2 hourly bus service linking Compton and Newbury). Opportunities for walking and cycling to access local services and facilities.		Access to public transport is limited but the village is served by a 2 hourly bus service. The site's proximity to local services and facilities will encourage walking or cycling but car dependency will be high. Site is unlikely to have any
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Some of the approach roads to the village have weight of height restrictions	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
		0			impact on environmental or economic sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		The site is located within the AONB and has the potential to negatively impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Located within the AONB. Further assessment required.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		The site is unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Was a chalk pit on this land		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield land		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
adaptation measures are in place to respond to climate change	Will the site be subject to/ at risk from flooding	-	Groundwater Emergence Zone	Sustainable urban drainage techniques (SuDS) should be used to mitigate the effect of any potential flooding.	could have a negative impact on environmental sustainability. Flood risk on the site means that there could be a negative impact on all elements of sustainability.

Summary

There are no significantly positive or negative effects.

Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.

The site's location within the AONB could have an impact on the landscape and therefore a Landscape Assessment would be required. The site is at risk from groundwater. Both these factors combined with the greenfield nature of the site could result in negative impact on environmental sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: NWD AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM011	Site Address:	Land to the north of Illsley Road, Compton	Development Potential:	10 dwellings (0.52 at 20dph)
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Recommendation:

~~This site will not be considered for allocation in the DPD~~

Justification:

~~COM004 is the only site to be allocated in Compton. It provides the opportunity to redevelop a brownfield site which is an identified opportunity site within the Core Strategy and has an adopted SPD for the site, is significantly larger than would normally be expected for a Service Village, and therefore no other sites will be allocated within the village.~~

Discussion:

Site Description:

~~Compton sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south. There are also good road links to Newbury and the village is served by a 2 hourly bus service.~~

~~The site is located adjacent to Compton giving easy access to local services, facilities and the open countryside. The site's proximity to local services will encourage walking or cycling. It is recognised that there will be a degree of car dependency given the location of the village.~~

Landscape:

~~The site is located within the AONB and therefore a Landscape Assessment will be required.~~

Flood Risk:

~~The site falls within a groundwater emergence zone so SuDS techniques would need to be deployed to mitigate against the potential impact of flooding should the site be developed.~~

Highways /Transport:

~~Not specifically consulted. However, the site's proximity to local services will encourage walking or cycling. The village is served by a 2 hourly bus service linking the village to Newbury. There are bus stops near the site however they will need to be connected to the site with additional footways.~~

~~Parish Council has also raised some concerns over the access to the site.~~

Ecology:

~~No issues raised.~~

Archaeology:

~~No impact. There was previously a chalk pit on this land.~~

Education:

~~Compton Primary School is close to capacity with no capacity on the site to expand further. Secondary school provision is manageable.~~

Environmental Health:

~~No issues raised.~~

Minerals and Waste:

~~Site partially underlain by gravel and therefore Policies 1 and 2 of Replacement Minerals Local Plan for Berkshire are relevant.~~

Land use planning consultation zone:

~~The site is not within an AWE consultation zone.~~

Environment Agency:

~~Raise issues of groundwater affecting the site.~~

Site Selection – Site Commentary

Thames Water:

Not specifically consulted, but did not raise any infrastructure concerns in relation to water supply or waste water capability on site COM004.

Parish Council:

The Parish Council would not like to see this site developed as it would infill the area between the existing settlement and the small cluster of properties by Down House. This would extend the village too far along a busy road. Access to the site is also a concern.

SA/SEA:

There are no significantly positive or negative effects.

Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.

The site's location within the AONB could have an impact on the landscape and therefore a Landscape Assessment would be required. The site is at risk from groundwater. Both these factors combined with the greenfield nature of the site could result in negative impact on environmental sustainability.

Proposed development (from SHLAA submission):

The site is being promoted for a small development with an appropriate mix of dwellings.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM012	Site Address:	The Paddocks east of Roden House, Wallingford Road, Compton
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Development Potential:	23 25 dwellings (1.18ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Site is located within the AONB and [a Landscape Assessment indicates that development would not be suitable](#), therefore a Landscape Assessment would be required
- Surface water flood risk
- Access concerns

Site Assessment

Parish Council consultation response:	The Parish Council feel that development here would merge the village with the industrial units beyond and distinction should be maintained.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		A	Adjacent to Flood zone 3.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Assessment Required Y	Location in AONB therefore a Landscape Assessment is required. Landscape Assessment indicates that the site is not suitable for development and would cause harm to the natural beauty and special qualities of the AONB.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		A	Site is adjacent to the settlement boundary

*any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Settlement Boundary		A	
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	A	Site is adjacent to Flood zone 2.
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N/A	
Highways / Transport	Access issues	Y	Access to the site is restricted
	Highway network suitability	U	Highways not consulted
	Public Transport network	Y	Approx 2 hourly service between Newbury and Harwell. Service may be more limited in the evening if returning from Harwell.
	Footways/Pavements	Y	Pavements are present throughout the village.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other	N/A	
Green Infrastructure	Open Space / Playing field / amenity space nearby	Y	Site is close to the recreation ground
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to the play facilities at the recreation ground
Ecology / Environmental	Protected species	N	

Site Selection – Site Assessment

/ Geological	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N/A	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Compatibility with neighbouring land uses (eg. noise / pollution generation)	N	
Heritage impact	Archaeology	Y	Archaeological potential on the site.
	Conservation area	A	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	
	Wastewater	U	
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N/A	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>	COM001	
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM012	Site Address:	The Paddocks east of Roden House, Wallingford Road, Compton	Development Potential:	23-25 dwellings (1.18ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to recreation ground and countryside		The site's location to the east of Compton provides opportunities for walking and cycling, as well as easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	Good access to recreation ground and countryside		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Good access to secondary and primary schools, with some local job opportunities. Loss of the Pirbright Institute will reduce local employment opportunities	The Pirbright Institute site should be redeveloped in line with the adopted SPD which should result in mixed use development and therefore provide a level of local employment.	The site is located close to employment and education as well as other services and facilities within Compton. The site also has access to the strategic road network (A34), although height restrictions for heavy goods vehicles exist. The site could have a positive impact on the district's economic and social sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Limited public transport access (2 hourly bus service linking Compton and Newbury). Opportunities for walking and cycling to access local services and facilities.		Access to public transport is limited but the village is served by a 2 hourly bus service. The site's proximity to local services and facilities will encourage walking or cycling but car dependency will be high.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the	Some of the approach roads to the village have weight or height restrictions.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			potential to improve road safety.		Site is unlikely to have any impact on environmental or economic sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		The site is located within the AONB, and has the potential to negatively impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Located within AONB. Landscape Assessment will be required.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact. Site is adjacent to Conservation Area		In order to maintain the level of social and environmental sustainability of the area, any potential development should consider the impact on the Conservation Area in any design.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Possible archaeology though no previous work	Requires further investigation	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield Site		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
adaptation measures are in place to respond to climate change	Will the site be subject to/ at risk from flooding	-	Groundwater Emergence Zone.	Sustainable urban drainage techniques (SuDS) should be used to mitigate the effect of any potential flooding.	could have a negative impact on environmental sustainability. Flood risk on the site means that there could be a negative impact on all elements of sustainability.

Summary

There are no significantly positive or negative effects.
Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.

The greenfield status of the site as well as the site's location within the AONB could have a negative effect on environmental sustainability.

The site is at risk from groundwater flooding and mitigation measures would be required.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
Site ID:	COM012	Site Address:	The Paddocks east of Roden House, Wallingford Road, Compton	Development Potential:	23 25 dwellings (1.18ha at 20dph)

Recommendation:

This site will not be considered for allocation in the DPD

Justification:

COM004 is the only site to be allocated in Compton. It provides the opportunity to redevelop a brownfield site which is an identified opportunity site within the Core Strategy and has an adopted SPD for the site. The site is significantly larger than would normally be expected for a Service Village, and therefore no other sites will be allocated within the village.

Discussion:

Site Description:

Compton sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south. There are also good road links into Newbury and the village is served by a 2 hourly bus service.

The site is located adjacent to Compton giving easy access to local services, facilities and the open countryside. The site's proximity to local services may encourage walking or cycling. It is recognised that there will be a degree of car dependency given the location of the village.

Landscape:

The site is located within the AONB and therefore a landscape assessment will be required.

Flood Risk:

The site falls within a groundwater emergence zone so SuDS techniques would need to be deployed to mitigate against the potential impact of flooding should the site be developed.

Highways /Transport:

Not specifically consulted. However, the site's proximity to local services will encourage walking or cycling. The village is served by a 2 hourly bus service linking the village to Newbury. There are bus stops near the site however they will need to be connected to the site with additional footways.

Ecology:

No issues raised.

Archaeology:

Desk based assessment required due to possible archaeology on site.

Education:

Compton Primary School is close to capacity with no capacity on the site to expand further. Secondary school provision is manageable.

Environmental Health:

No issues raised.

Minerals and Waste:

Site partially underlain by gravel and therefore Policies 1 and 2 of Replacement Minerals Local Plan for Berkshire are relevant.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

Site Selection – Site Commentary

~~The site lies within a SPZ3 and is partially within a groundwater emergence zone.~~

~~Thames Water:~~

~~Not specifically consulted, but did not raise any infrastructure concerns in relation to water supply or waste water capability on site COM004.~~

~~Parish Council:~~

~~The Parish Council feel that development here would merge the village with the industrial units beyond and distinction should be maintained.~~

~~SA/SEA:~~

~~There are no significantly positive or negative effects.~~

~~Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.~~

~~The greenfield status of the site as well as the site's location within the AONB could have a negative effect on environmental sustainability.~~

~~The site is at risk from groundwater flooding and mitigation measures would be required.~~

~~Proposed development (from SHLAA submission):~~

~~No details given.~~

Great Shefford Site Assessments

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Great Shefford	Parish:	Great Shefford
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Site ID:	GSH001	Site Address:	Land west of Spring Meadows, Great Shefford
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Development Potential:	16 dwellings (0.81ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issue:

- Flooding. While not officially in an EA flood risk area the site flooded in Jan/Feb 2014

Site Assessment

Parish Council consultation response:	The Parish Council has previously objected to this site. There is concern that development here would impact on residents in Spring Meadows. Flooding is seen as the main issue, with access, highways and a lack of public transport services also of concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Landscape Assessment indicated development in this location could be acceptable, with restriction of development in the northern most corner of the site.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within Settlement Boundary		N	

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone. Groundwater modelling carried out in 2014/15 indicates that part of the site is within a groundwater flood risk area.
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N/A	
	Other	N/A	
Highways / Transport	Access issues	U	Access can be achieved from the end of Spring Meadows cul-de-sac.
	Highway network suitability		Development would generate approximately 96 daily vehicle movements, including about 10 during the 08:00 to 09:00 AM peak. Traffic from the site is not considered to have a significant impact on the highway and travel network.
	Public Transport network	U	2 hourly service between Newbury and Lambourn. Service times would limit the use of public transport to access employment.
	Footways/Pavements	N	The verge leading up to the site would need to be turned into a footway.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	N/A	
	Other	N/A	
Green Infrastructure	Open Space / Playing field /	Y	Site is close to the recreation ground

Site Selection – Site Assessment

	Amenity space nearby		
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to play facilities for children
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	Thames Water not consulted on this site
	Wastewater	U	Thames Water not consulted on this site
	Groundwater source protection zone (SPZ)	N	High risk of contamination to groundwater.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>	N/A one	
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Great Shefford	Parish:	Great Shefford
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Site ID:	GSH001	Site Address:	Land east of Spring Meadows, Great Shefford	Development Potential:	16 dwellings (0.81ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is within walking distance of local facilities.		The site has good access to the open countryside which could encourage walking and cycling. However there are limited sports facilities within the village itself. Development of the site could have a positive impact on social sustainability.
	Will it increase opportunities for access to sports facilities?	0	There are no formal sports facilities within the village.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Site is unlikely to improve access to services and facilities as there are only a limited number of facilities within the village		The limited number of services and facilities within the village means that there could be a negative impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	There are a limited number of facilities within the village, which means that walking and cycling are the only options for local amenities.		Likely that there will be a degree of car dependency within the village due to the location and limited range of services and facilities on offer within the site. This could have a negative impact on all elements of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact on biodiversity or geodiversity.		It is unlikely that there would be an impact on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact as long as recommendations in the Landscape Assessment are met.	Development would need to protect and enhance the following: - retain existing boundary vegetation	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				<ul style="list-style-type: none"> - buildings kept off northern most corner of the site - new planting to integrate buildings into the landscape and soften settlement edge. 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		It is unlikely that there would be an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		It is unlikely that there would be an impact on any element of sustainability.
	Will the site be at risk from, or impact on noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	-	The site is adjacent to an area of surface water flood risk. However, significant flooding of Great Shefford occurred during Jan/Feb 2014 blocking the majority of access routes into the village.		Flood risk within the village means that there could be a negative impact on all aspects of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significant sustainability effects [on site](#). The site is close to local facilities and services within the village and to the countryside which would encourage walking and cycling, with a positive impact on sustainability. The site is in a surface water flood risk area. Flooding has a negative impact on all elements of sustainability, some mitigation measures may be able to improve the situation. Great Shefford itself has a history of flooding, which many mean that mitigation measures do not remove the risk, and subsequent impact on sustainability.

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

[At preferred options stage it was assessed that, due to the severe flooding in the village which resulted in the village being largely cut off during the floods of early 2014, no additional](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

[development is proposed for Great Shefford.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB – Great Shefford

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Great Shefford	Parish:	Great Shefford
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Site ID:	GSH001	Site Address:	Land west of Spring Meadows, Great Shefford	Development Potential:	16 dwellings (0.81ha at 20dph)
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Recommendation:

The site is not recommended for allocation

Justification:

Due to the flood risk within the village, and history of flooding resulting in all roads in and out of the village being closed (Jan/Feb 2014).

Discussion:

Site Description:

The site is located to the north east of Great Shefford, close to local services and facilities within the village, including the primary school.

Landscape:

The site is in the AONB. The Landscape Assessment indicates that development on the site would not cause significant harm to the landscape character, and subject to a number of mitigation measures development would be acceptable.

Flood Risk:

The site is in flood zone 1. It is adjacent to an area of surface water flood risk. Great Shefford suffered from flooding, and during Jan/Feb 2014 the village was largely cut off with the majority of roads into and out of the village closed. [Groundwater modelling carried out in 2014/15 indicates that part of the site is within a groundwater flood risk area.](#) An FRA would be required and SUDs provided.

Highways /Transport:

Traffic impact from development here is not expected to have a significant impact on the highway and travel network.

Access to the site would be from the end of Spring Meadows. The verge leading up to the site would need to be turned into a footway.

There is a two hourly bus service to Lambourn and Newbury.

Ecology:

No comments made on this site

Archaeology:

No known archaeological issues.

Education:

No comments made on this site

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No comments made on this site

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

[Environment Agency](#) not consulted on this site. The site is in an area at high risk of groundwater contamination.

Thames Water:

[Thames Water](#) not consulted on this site.

Site Selection – Site Commentary

Parish Council:

The Parish Council have discussed this site in the past, objecting to any development on the site due to the impact on residents on Spring Meadows, the potential for increased flood risk, access and highway issues being the main concerns. The lack of public transport services in the village is also seen as an issue.

Preferred Options consultation key issue:

- Flooding
- Ecology/Biodiversity
- Highways and Transport
- Settlement Boundary

Comments received from the site promoter objecting to the 'unreasonable and unsound' reason for ruling out this deliverable site due to flooding. The site promoter also states that housing development would help maintain the viability of local services and be in keeping with the West Berkshire spatial strategy.

For the consultation responses and Council's response, please see the Statement of Consultation.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability effects. The site is close to local facilities and services within the village and to the countryside which would encourage walking and cycling, with a positive impact on sustainability. The site is in a surface water flood risk area. Flooding has a negative impact on all elements of sustainability; some mitigation measures may be able to improve the situation. Great Shefford itself has a history of flooding, which may mean that mitigation measures do not remove the risk, and subsequent impact on sustainability.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Proposed development (from SHLAA submission):

The site is being promoted for approximately 25 dwellings including affordable housing. At preferred options stage the site was ruled out due to the severe flooding in the village in 2014.

Hermitage Site Assessments

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER001	Site Address:	Land off Charlotte Close, Hermitage
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Development Potential:	Approximately 15 dwellings 16 dwellings (0.8ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB – Landscape Sensitivity Assessment concludes that development on the site would be acceptable subject to mitigation measures set out within the Assessment. - Flood risk (Small part of the site is within an area of surface water flood risk and critical drainage area – Flood Risk Assessment would be required) - Distance to local amenity space - An extended phase 1 Habitat Survey required
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Site Assessment

Parish Council consultation response:	The site is important to prevent flooding on Lipscomb Close and the surrounding area. A drain runs through the site. Access to the site could be an issue, especially if access is required from Charlotte Close.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	Small part of the site is within an area of surface water flood risk
	Critical Drainage Area	Y	Small part of the site is within a Critical Drainage Area
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	The Council's Highways and Transport team have commented that access, with appropriate sight lines of 2.4 x 43.0 metre, can be obtained onto Station Road if this site is developed in conjunction with HER004. This access would remain acceptable should part of HER004 be developed in conjunction with HER001
	Highway network suitability	Y	The Council's Highways and Transport team have commented that if this site and part of HER004 were developed together, they can accommodate up to 30 houses that will generate circa 180 daily vehicle movements including circa 18 during the 08.00 to 09.00 AM peak. The impact of additional traffic generation may be limited due to the size of the development. Following a review of the Road Traffic Accident

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
			<p>data from the previous 5 years it is concluded that there are no safety issues with the B4009 Newbury Road / Priors Court Road / Station Road mini-roundabout. although there are some concerns regarding the B4009 Newbury Road / Priors Court Road / Station Road mini roundabout. Work may need to be undertaken to ensure no detrimental impact.</p> <p>It would seem that access with appropriate sight lines of 2.4 x 43.0 metre can be obtained onto Station Road.</p>
	Public Transport network	Y	Intermittent weekday (approx. 2 hourly) service between Harwell and Newbury. There are bus stops near to the site
	Footways/Pavements	Y	There are pavements along the main routes through the village and footways near to the site. There are no pavements along Station Road.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	n/a	
	Other	n/a N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	
	Rights of Way affected	N	
	Play areas nearby	Y	The site is close to local play facilities for children.
Ecology / Environmental / Geological	Protected species	N	An Extended Phase 1 Habitat Survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	n/a	
Relationship to surrounding area	Relationship to settlement	A Y	Site is well related to existing settlement
	Incompatible adjacent land uses	N	Site is well related to existing settlement
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Overhead cables cross the site.
	Water supply	N	Thames Water do not envisage any infrastructure concerns
	Wastewater	N	Thames Water do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Site partially underlain by gravel. Policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire need to be considered.
	Other	N	
Relationship to / in combination effects of other sites	List of neighbouring sites: HER004		
Other (anything else to be considered)	n/a		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER001	Site Address:	Land off Charlotte Close, Hermitage	Development Potential:	16 dwellings (0.8ha at 20dph) Approximately 15 dwellings (0.8ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	There are limited facilities in Hermitage however these can be accessed through walking and cycling. The site has good access to the countryside.		The site's location to the south of Hermitage gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	0	There are outdoor sports facilities at Hermitage Primary School. But these are not publically available.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	There is a primary school, church hall, pub, shop and play facilities in Hermitage. There are limited employment opportunities within the settlement boundary		The site is located close to facilities however these are limited. There are limited employment opportunities within the settlement boundary. Bus services are intermittent. The site is therefore unlikely to have any impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Limited public transport access (there is an intermittent service between Harwell and Newbury during weekdays) although there are opportunities for walking and cycling to access limited local services and		There will be a degree of car dependency within the village due to the limited public transport services. However, local services and facilities are within

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it reduce the number of road traffic accidents and improve safety?	?	facilities. Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.		walking or cycling distance. Overall it is unlikely that development of this site would have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known <u>impact</u> habitats	An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected An Extended Phase 1 Habitat Survey is required	Development of the site is unlikely to an impact on any element of sustainability as long as the LA mitigation measures are implemented. The mitigation measures will help to reduce the potential negative impact on the environmental sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is within the AONB. A Landscape <u>Sensitivity</u> Assessment (LSA) has concluded that the site relates well to the settlement pattern and that development could be accommodated, and retain small scale pattern and retain small scale pattern and not intrude on the wider landscape. Mitigation and protection are proposed in the Landscape <u>Sensitivity</u> Assessment should the site be developed.	The Landscape Assessment LSA identifies the following protection and enhancement measures: <ul style="list-style-type: none"> • Tree line along the access to Hermitage Green • On site trees • Hedgerow boundary along the eastern boundary • Views through or over the built form to the woodland beyond 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Well related to settlement	Development should be sensitively designed	Development of the site is likely to have a positive impact on the built environment and therefore positively impacting on environmental sustainability . unlikely to an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	The site is unlikely to have an impact on access to the historic environment		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on access to the historic environment District's cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	The site is unlikely to have an impact on air quality	Mitigation measures can include: D Good design , buffer zones to keep dwellings away from source	Development of the site is unlikely to impact upon any element of sustainability
	Will the site be at risk from or impact on noise levels?	0	The site is unlikely to have an impact on noise levels	Mitigation measures can include: Good design , buffer zones to keep dwellings away from source, fencing	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and ensure compliance with policies within the Core Strategy .	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	A small part of The site is at risk from surface water flooding and a small part of the site also sits within a critical drainage area	A FRA and appropriate flood mitigation measures , including SUDs, would be required.	Whilst it is considered the risk is small , Flooding can have an impact on all elements of sustainability. An FRA will highlight the mitigation measures required to minimise the risk. The sequential test in the NPPF states that sites with a risk of flooding

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			-		should only be considered if there are no suitable alternatives.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Site Summary

Overall the site is likely to have a [predominantly](#) neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury [and other centres](#). The site is in close proximity of open countryside to help promote a healthy active lifestyle. [Development on this site has the potential to improve the built environment through a well designed scheme.](#)

There are potential negatives due to [a small part of](#) the site being at risk from surface water flooding and [a small](#) part of the site being located within a critical drainage area. [There is also the potential for a negative impact on environmental sustainability and due to](#) the sites location within the AONB. [However, a Landscape Sensitivity Assessment \(LSA\) has been carried out which concludes that the site has the potential to deliver housing without creating an adverse impact on the landscape, subject to a series of mitigation measures set out within the LSA and outlined above.](#)

~~Whilst the risk is considered to be small, flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability.~~ Mitigation measures would need to be considered to reduce the impact.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
Site ID:	HER001	Site Address:	Land off Charlotte Close, Hermitage	Development Potential:	Approximately 15 dwellings 46 dwellings (0.8ha at 20 dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing settlement.

[Whilst the site is within the AONB a Landscape Sensitivity Assessment has been carried out and indicates that development on the site would be acceptable in landscape terms, subject to mitigation measures to ensuring the protection of existing landscape features.](#)

[A small part of the site is within an area of The site is at risk from surface water flood risk and a small part of the site is within a Critical Drainage Area. As a result a Flood Risk Assessment \(FRA\) would be required to support a planning application, along with the implementation of appropriate flood risk mitigation measures. ; nonetheless, the Core Strategy requires the use of SuDS techniques in new developments. In addition, an Extended Phase 1 Habitat Survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.](#)

Discussion:

Site Description:

Hermitage sits in a rural location within the North Wessex Downs AONB, but is located [in close proximity](#) to both the M4 and A34 corridors running east west and north south. The site is located [adjacent to the southern edge of Hermitage, adjoining the settlement boundary](#) to the south of Hermitage and adjoins the settlement boundary on the northern boundary. The site is contained by trees and [comprises](#) scrubland.

Landscape:

The Landscape [Sensitivity Assessment \(LSA\)](#) indicates that development on the site would be acceptable as long as enhancement and mitigation measures as listed in the assessment are adhered to.

Flood Risk:

[A small part of](#) the site is at risk from surface water flooding and part of the site sits within a critical drainage area. A FRA and appropriate mitigation, including SUDs, would be required [as part of any planning application](#).

Highways /Transport:

The Council's Highways and Transport team have advised in respect of this site [and concluded that and part of HER004 that the impact of additional traffic may be limited due to the size of development. Concern had previously been expressed although they have concerns regarding the B4009 Newbury Road / Priors Court Road / Station Road mini roundabout however it has been confirmed that having reviewed the Road Traffic Accident data from the previous five years, there is no safety issue at this roundabout. Work may need to be undertaken to ensure no detrimental impact](#) It would seem that access with appropriate sight lines of 2.4 x 43.0 metre can be obtained onto Station Road.

[An access onto Station Road would remain appropriate if part of HER004 is developed in conjunction with HER001.](#)

Ecology:

[An Extended Phase 1 Habitat Survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.](#) An extended Phase 1 Habitat Survey will be required.

Archaeology:

No impact.

Education:

Site Selection – Site Commentary

Hermitage / Chieveley / Curridge are seen as one area in terms of education. The ~~site~~ [existing primary school](#) could have 1.5 forms of entry. Current capacity is 190, but could go up to 210. The school is likely to be full in September 2014.

There is some potential to expand. With 20-40 dwellings in the village there is unlikely to be an issue. ~~Would be nice~~ [Education see advantages](#) to ~~expanding~~ [ing](#) the school to 2 forms of entry in the future, but this would require additional land.

Potential need for secondary provision.

The school is very popular, many people move into the village to get into the school.

Environmental Health:

No [known issues](#). ~~comments made in respect of this site.~~

Minerals and Waste:

Site partially underlain by gravel. Policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire are therefore relevant. Relatively large scale mineral extraction in the area historically suggests that the deposits in this area might be extensive. Considered realistic possibility for the option to use minerals on site as part of construction or partial prior extraction (depending on depth and quality of deposit).

No known waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

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

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

The site is important to prevent flooding on Lipscomb Close and the surrounding area. A drain runs through the site. Access to the site could be an issue, especially if access is required from Charlotte Close.

Preferred Options Consultation Key Issues:

- [Housing distribution](#)
- [Environment](#)
- [Highways and Transport](#)
- [Infrastructure](#)
- [Flooding](#)
- [General comments](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

[Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.](#)

[There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy active lifestyle.](#)

[There are potential negatives due to a small part of the site being at risk from surface water flooding and a small part of the site being located within a critical drainage area. There is also a potentially negative impact on environmental sustainability due to the sites location within the AONB. However, a Landscape Sensitivity Assessment \(LSA\) has been carried out which concludes that the site has the potential to deliver housing without creating an adverse impact on the landscape, subject to a series of mitigation measures set out within the LSA and outlined above.](#)

Site Selection – Site Commentary

Whilst the risk is considered to be small, flooding has the potential to impact on all elements of sustainability. Mitigation measures would need to be considered to reduce the impact.

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury. The site is in close proximity of open countryside to help promote a healthy active lifestyle.

There are potential negatives due to the site being at risk from surface water flooding and part of the site being located within a critical drainage area and the sites location within the AONB. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.

Proposed development (from SHLAA submission):

The site promoter has advised that the site has capacity for up to 30 residential dwellings, possibly comprising a mix of detached, semi-detached and terraced housing.

[The site promoter's consultation response at the Preferred Options stage outlines support for the allocation of the site.](#)

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER003	Site Address:	Land at Pinewood Crescent, Hermitage (Former Cementation Site)
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Development Potential:	28 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	- Automatic exclusion: site has planning permission and is located within the settlement boundary .
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Site Assessment

Parish Council consultation response:	Parish Council did not comment on the site as it has planning permission and is nearly completed
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	Landscape Character Sensitivity Assessment not undertaken for site due to automatic exclusion
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	The site is within the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER004	Site Address:	Land to the south east of The Old Farm House, Hermitage
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Development Potential:	10 4-dwellings (0.572ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB – Landscape Sensitivity Assessment concludes that only part of the site is suitable for development - Flood risk -(a small part of the site is within a surface water flood risk area and a large part of the site is within a critical drainage area) A Flood Risk Assessment would be required as part of any planning application - Distance from local amenity space - Desk based archaeological assessment required - An extended phase 1 Habitat Survey and Great Crested Newts Survey required
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Site Assessment

Parish Council consultation response:	The site is important to prevent flooding on Lipscomb Road and the surrounding area. A drain runs through the site. Access to the site could be an issue, especially if access is required from Charlotte Close. The Parish Council have approached the land owners to see if the land not suitable for development could be used for allotments.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Grade 1 / II* Park and Gardens		N	
		N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	The LSA concludes that Only a small part to the west of the site is considered suitable for development on landscape grounds.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	The site is a adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	Small part of the site within area of surface water flood risk
	Critical Drainage Area	Y	Most of the site is within a Critical Drainage Area
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	The Council's Highways and Transport team have commented that access could be gained off Station Road , with appropriate sight lines of 2.4 x 43.0 metre, can be obtained onto Station Road if this site is developed in conjunction with HER001. An access via Lipscomb Close is also a possibility.
	Highway network suitability	Y	The Council's Highways and Transport team have commented that part of this site and part of HER001 if developed together with HER001 , can accommodate up to 30 houses that will generate circa 180 daily vehicle movements including circa 18 during the 08.00 to 09.00 AM peak. The impact of additional traffic generation may be limited due to the size of the development

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
			although there are some concerns regarding the B4009 Newbury Road / Priors Court Road / Station Road mini roundabout. Work may need to be undertaken to ensure no detrimental impact.. Following a review of the Road Traffic Accident data from the previous 5 years it is concluded that there are no safety issues with the B4009 Newbury Road / Priors Court Road / Station Road mini-roundabout It would seem that access with appropriate sight lines of 2.4 x 43.0 metre can be obtained onto Station Road.
	Public Transport network	Y	Intermittent weekday (approx. 2 hourly)-service between Harwell and Newbury. There are bus stops near to the site.
	Footways/Pavements	Y	There are pavements along the main routes through the village. There are no pavements along Station Road.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	n/a	
	Other	n/a N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	N	An Extended Phase 1 Habitat Survey required. Great Crested Newts nearby – Survey required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	n/a N	
Relationship to surrounding area	Relationship to settlement	A	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Site has a record of a surviving ridge and furrow, a rare feature in West Berks. Historic farmstead and railway features. Desk based assessment required as part of any planning application
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	Thames Water do not envisage any infrastructure concerns
	Wastewater	N	Thames Water do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Site partially underlain by gravel. Policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire need to be considered.
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HER001		
Other (anything else to be considered)	Unable to confirm the availability of the site n/a		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER004	Site Address:	Land to the south east of The Old Farm House, Hermitage	Development Potential:	10 dwellings (0.5ha at 20 dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	There are limited facilities in Hermitage however these can be accessed through walking and cycling. The site has good access to the countryside.		The site's location to the south of Hermitage gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	0	There are outdoor sports facilities at Hermitage Primary School, but these facilities are not available publically.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	There is a primary school, church hall, pub, shop and play facilities in Hermitage. There are limited employment opportunities within the settlement boundary		The site is located close to facilities however these are limited. There are limited employment opportunities within the settlement boundary. Bus services are intermittent. The site is therefore unlikely to have any impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Limited public transport access (there is an intermittent service between Harwell and Newbury during weekdays) although there are opportunities for walking and cycling to access limited local services and facilities.		There will be a degree of car dependency within the village due to the limited public transport services. However, local services and facilities are within walking or cycling distance.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.		Overall it is unlikely that development of this site would have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	There are Great Crested Newts nearby	An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt Survey will also be required to cover all ponds within the vicinity of the site. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected An Extended Phase 1 Habitat Survey is required	Development of the site could impact on environmental sustainability if mitigation measures are not adhered to
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is within the AONB. A Landscape Sensitivity Assessment (LSA) has concluded that the site as a whole should not be pursued, but part of the site may be acceptable if developed in conjunction with HER001	The Landscape Assessment LSA identifies that only a small area of in the north east western part of the site (the area of land between the public house and the access off Lipscomb Close) may be suitable for development together with site HER001	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Well related to settlement	Development should be sensitively designed	Development of the site is likely to have a positive impact on the built environment and therefore positively impacting on environmental sustainability. The impact on archaeological features is unknown and further work will be required, the in the form of a Heritage Impact Assessment, to
	Will it conserve and enhance the significance of the District's heritage assets?	?	Record of a surviving ridge and furrow which is a rare feature in West Berkshire. Historic farmstead and railway features.	Further exploratory work will be required – Heritage Impact Assessment	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on access to the historic environment the District's cultural assets.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to the historic environment		support a planning application should development come forward
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	The site is unlikely to have an impact on air quality		Development of this site is unlikely to have an impact upon any element of sustainability
	Will the site be at risk from or impact on noise levels?	0	The site is unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and ensure compliance with policies within the Core Strategy .	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is at risk from surface water and also lies A large part of the site lies within a critical drainage area and a small part is within an area of surface water flood risk	A FRA and appropriate flood mitigation measures , including SUDs, would be required.	Flooding can have an impact on all elements of sustainability. An FRA will highlight the mitigation measures required to minimise the risk. The sequential test in the NPPE states that sites with a risk of flooding should only be considered if there are no suitable alternatives.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a [predominantly](#) neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

[There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy active lifestyle. Development on this site has the potential to improve the built environment through a well designed scheme.](#)

~~There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury. The site is in close proximity of open countryside to help promote a healthy active lifestyle.~~

[There are potential negatives due to a small part of the site being at risk from surface water flooding and a large part of the site being located within a critical drainage area. Flooding has the potential to impact on all elements of sustainability. Mitigation measures would need to be considered to reduce the impact.](#)

[There is also the potential for a negative impact on environmental sustainability due to the sites location within the AONB. A Landscape Sensitivity Assessment \(LSA\) has been carried out which concludes that development on the whole site would result in harm to the natural beauty of the AONB, but it may be that a small area in the north west of the site \(between the public house and the access off Lipscomb Close\) could be developed together with HER001.](#)

~~There are potential negatives due to the site being at risk from surface water flooding and being located within a critical drainage area and the sites location within the AONB. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.~~

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Scale: AONB spatial area
Duration: Permanent
Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
Site ID:	HER004	Site Address:	Land to the south east of Old Farm House, Hermitage	Development Potential:	10-4 dwellings (0.572ha at 20 dph)

Recommendation:

~~The site is not recommended for allocation~~ [A small area in the north west of the site \(between the public house and the access off Lipscomb Close\) is recommended for allocation](#)

Justification:

[The site is well related to the existing settlement, however the Landscape Sensitivity Assessment \(LSA\) concludes that development on the whole of the site would result in harm to the AONB. The Landscape assessment LSA indicates that the site is part of the open gateway to Hermitage from the south. Development on the whole site would be unacceptable, but The LSA goes on to state that a small area to the north east west of the site would be acceptable if developed together with HER001 \(the area of land between the public house and the access off Lipscomb Close Road\).](#)

[A large part of the site lies within a Critical Drainage Area and a small part is within an area of surface water flood risk, so a Flood Risk Assessment \(FRA\) would be required to support a planning application. This would ensure the implementation of appropriate flood risk mitigations measures.](#)

[In addition, a desk-based archaeological assessment would be required, along with an Extended Phase 1 Habitat Survey together with any further detailed surveys arising from that as necessary. A Great Crested Newt Survey will also be required to cover all ponds within the vicinity of the site. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.](#)

Discussion:

Site Description:

~~Hermitage sits in a rural location within the North Wessex Downs AONB, but is located in close proximity to both the M4 and A34 corridors running east west and north south. The site is located adjacent to the southern edge of Hermitage, adjoining the settlement boundary.~~ [Hermitage sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south. The site is located to the south of Hermitage and adjoins the settlement boundary on the north east boundary.](#)

Landscape:

The Landscape [Sensitivity Assessment \(LSA\)](#) indicates that development on the [whole](#) site would be unacceptable, [but with the exception of a small area to the north east west of the site \(the area of land between the public house and the access off Lipscomb Road\) could be developed in conjunction with HER001.](#)

Flood Risk:

~~The site is at risk from surface water and also lies within a critical drainage area.~~ [A small part of the site lies within an area of surface water flood risk and a large part of the site is within a Critical Drainage Area. A FRA and appropriate mitigation measures would be required as part of any planning application.](#)

Highways /Transport:

The Council's Highways and Transport team have advised [that part of this site, if developed together with HER001, could be accessed off Station Road. Access via Lipscomb Close is also a possibility.](#) ~~in respect of this site and part of HER001 that~~ [The impact of additional traffic generation may be limited due to the size of development. Although concern had previously been expressed regarding the B4009 Newbury Road / Priors Court Road / Station Road mini-roundabout, a review of the Road Traffic Accident data from the previous five years indicate there are no safety issues with the roundabout.](#) ~~although they have concerns regarding the B4009 Newbury Road / Priors Court Road / Station Road mini roundabout. Work may need to be undertaken to ensure no detrimental impact~~
Access with appropriate sight lines of 2.4 x 43.0 metre could be obtained onto Station Road.

Ecology:

Great Crest Newts known to be nearby. [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt Survey will also be](#)

Site Selection – Site Commentary

required to cover all sites within the vicinity of the site. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected
~~An extended Phase 1 Habitat Survey would be required.~~

Archaeology:

The site has record of a surviving ridge and furrow, a rare feature in West Berkshire. Historic farmstead and railway features. A desk based assessment will be required – [Heritage Impact Assessment](#).

Education:

Hermitage / Chieveley / Curridge are seen as one area in terms of education. The existing primary school could have 1.5 forms of entry. Current capacity is 190, but could go up to 210. The school is likely to be full in September 2014.

There is some potential to expand. With 20-40 dwellings in the village there is unlikely to be an issue. Education see advantages to expanding the school to 2 forms of entry in the future, but this would require additional land.

~~Hermitage / Chieveley / Curridge are seen as one area in terms of education. The site could have 1.5 forms of entry. Current capacity is 190, but could go up to 210. The school is likely to be full in September 2014.~~

~~There is some potential to expand. With 20-40 dwellings in the village there is unlikely to be an issue. Would be nice to expand the school to 2 forms of entry in the future, but this would require additional land.~~

Potential need for secondary provision.

The school is very popular, many people move into the village to get into the school.

Environmental Health:

~~No comments made in respect of this site. No known issues.~~

Minerals and Waste:

Site partially underlain by gravel. Policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire are therefore relevant. Relatively large scale mineral extraction in the area historically suggests that the deposits in this area might be extensive. Considered realistic possibility for the option to use minerals on site as part of construction or partial prior extraction (depending on depth and quality of deposit).

No known waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

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

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

The site is important to prevent flooding on Lipscomb Road and the surrounding area. A drain runs through the site. Access to the site could be an issue, especially if access is required from Charlotte Close. The Parish Council have approached the land owners to see if the land not suitable for development could be used for allotments.

Preferred Options Consultation Key Issues:

- [Sustainability](#)
- [Availability and Suitability](#)
- [Landscape](#)
- [Highways and Transport](#)

For the consultation responses and Council's response, please see the Statement of Consultation.

SA/SEA:

Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not

Site Selection – Site Commentary

highlight any significant sustainability effects.

There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy active lifestyle. Development on this site has the potential to improve the built environment through a well designed scheme.

There are potential negatives due to a small part of the site being at risk from surface water flooding and a large part of the site being located within a critical drainage area. Flooding has the potential to impact on all elements of sustainability. Mitigation measures would need to be considered to reduce the impact.

There is also the potential for a negative impact on environmental sustainability due to the sites location within the AONB. A Landscape Sensitivity Assessment (LSA) has been carried out which concludes that development on the whole site would result in harm to the natural beauty of the AONB, but it may be that a small area in the north west of the site (between the public house and the access off Lipscomb Close) could be developed together with HER001.

~~Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.~~

~~There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury. The site is in close proximity of open countryside to help promote a healthy active lifestyle.~~

~~There are potential negatives due to the site being at risk from surface water flooding and being located within a critical drainage area and the sites location within the AONB. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.~~

Proposed development (from SHLAA submission):

The site promoter has advised that the site could provide approximately 200 dwellings together with amenity space and additional landscaping.

Consultation response at the Preferred Options stage identifies support from the site promoters for including a small part of the site within the settlement boundary review as recommended within the LSA for HER004 and as set out within the HSA DPD at paragraph 5.34. The consultation response outlines that the site would have capacity for 14 dwellings to be developed in conjunction with HER001.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Chieveley
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Site ID:	HER007	Site Address:	Land at Doctor's Row, Doctor's Lane, Hermitage
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Development Potential:	4 dwellings (0.22ha at 20ph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- [Recommended within the SHLAA as Not Currently Developable](#)
- Automatic exclusion: site is for less than 5 dwellings, which is too small to be allocated as a site. [The site is poorly related to the existing settlement and not adjacent to the existing settlement boundary.](#)

Site Assessment

Parish Council consultation response:	Parish Council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N/A	Landscape Character Sensitivity Assessment not undertaken for site due to automatic exclusion
SHLAA Assessment	Not currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Detached from existing settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Chieveley & Hermitage
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Site ID:	HER009	Site Address:	North of Primary School, Hampstead Norreys Road, Hermitage
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Development Potential:	28 dwellings (1.4ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:
- AONB – Landscape Sensitivity Assessment (LSA) concludes development of the whole site would widen the otherwise narrow settlement on the west side of Hampstead Norris Road. Some development on part of the site could be accommodated, subject to the mitigation measures set out within the LSA (2014).
- Flood risk (surface water) Small parts of the site are within an area of surface water flood risk
- Right of way crosses site
- Distance from local play facilities A desk-based archaeological assessment is required

Site Assessment

Parish Council consultation response:	Development in this area would ruin the rural aspect of the school. The site and surrounding woodland is a wildlife corridor. Traffic issues associated with the school would likely to worsen with development here. There are potential issues with flooding around Orchard Close, and sewer flooding has been an issue in the past. There are no health services in the village (residents have to travel to Chieveley or Chapel Row). This site is seen as the most acceptable, but the road network would need to be improved and any development should be low density.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Landscape Sensitivity Assessment indicates part of the site has potential for development.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	The site is a adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	Small areas of the site are within an area of surface water flood risk
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	
	Highway network suitability	U	
	Public Transport network	Y	Intermittent weekday (approx. 2 hourly) service between Harwell and Newbury
	Footways/Pavements	Y	There are pavements along the main routes through the village.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	n/a	
	Other	n/a N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is adjacent to the school playing fields but these are not publicly available , and close to

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
			some amenity space on Chapel Lane. The site is also close to the new village hall which has a play area and amenity green space
	Rights of Way affected	Y	Right of way crosses southern corner of the site
	Play areas nearby	Y N	The site is some distance from play facilities for children close to the new village hall which has a play area and amenity green space
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	A	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	Potential archaeological interest. Desk based assessment required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	Thames Water do not envisage any infrastructure concerns
	Wastewater	N	Thames Water do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)		SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HER010, HER011, HER016		
Other (anything else to be considered)	n/a		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Chieveley/Hermitage
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Site ID:	HER009	Site Address:	Land north of Hermitage Primary School, Hampstead Norreys Road, Hermitage	Development Potential:	28 dwellings (1.4ha at 20 dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	There are limited facilities in Hermitage however these can be accessed through walking and cycling. The site has good access to the countryside.		The site's location to the north of Hermitage gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	0	There are outdoor sports facilities at Hermitage Primary School, but these are not publically available. The site is also close to the new village hall which has amenity green space and a play area		
	Will it protect and enhance green infrastructure across the district?	0	The site is adjacent to school playing fields. A Public Right of Way crosses through the southern part of the site	Careful design of development would be needed to ensure the Public Right of Way is not adversely impacted upon	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	There is a primary school, church hall, pub, shop and play facilities in Hermitage. There are no limited employment opportunities within the settlement boundary		The site is located close to facilities however these are limited. There are no limited employment opportunities within the settlement boundary. Bus services are intermittent. The site is therefore unlikely to have any impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking,	0	Limited public transport access (there is an intermittent service between Harwell and Newbury		There will be a degree of car dependency within the village due to the limited

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	cycling and public transport?		during weekdays) although there are opportunities for walking and cycling to access limited local services and facilities.		public transport services. However, local services and facilities are within walking or cycling distance. Overall it is unlikely that development of this site would have an impact on any element of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known habitats impacts		The mitigation/enhancement measures will help to reduce the potential negative impact on environmental sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	<p>The site falls within the AONB.</p> <p>A Landscape Character Sensitivity Assessment (LSA, 2014) has advised that the site is locally prominent but largely well screened from the wider AONB.</p> <p>Part of the site could be pursued considered further as a potential housing site subject to the mitigation measures set out within the LSA. However it notes that development would result in the loss of the landscape setting of Hermitage which has strong links with the wider landscape. Development would also impact upon the rural character of Manor Lane, the footpath crossing the site, and the tree belt and hedges to the site boundaries. Development of the whole site would widen the otherwise narrow settlement on the west side of Hampstead Norreys Road.</p>	<p>A Landscape Character Assessment The LSA advises of the following mitigation/enhancement measures should part of the site be considered further for housing development:</p> <ul style="list-style-type: none"> • Provision of substantial woodland planting to contain the western side of the settlement • The preferred access is via the existing gap in the hedgerow on Hampstead Norreys Road subject to assessment of impacts on the remaining hedgerow • Containment of the settlement within a linear pattern and on the lower ground • Sensitive design to mitigate any impacts • The retention and enhancement of existing tree belts and hedgerows 	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			-	<p>as well as extensive new woodland planting to contain the western edge of the settlement</p> <ul style="list-style-type: none"> A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is well related to the existing settlement, however, development of the whole site would widen the otherwise narrow settlement on the west side of Hampstead Norreys Road, however it would not extend northwards than the existing northern edge of Hermitage.		Development of the site is unlikely to an impact on any element of sustainability, however further investigation will be required through a desk based archaeological assessment to ensure there will be no negative impacts on the District's heritage assets
	Will it conserve and enhance the significance of the District's heritage assets?	?	Potential archaeological interest	Further desk based assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on access to the historic environment the District's cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	The site is unlikely to have an impact on air quality		Development of the site is unlikely to an impact on any element of sustainability.
	Will the site be at risk from or impact on noise levels?	0	The site is unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate	Will it reduce West Berkshire's contribution to	?	The level of impact depends on the building materials used, construction	Mitigation could include Travel Plans to reduce car traffic and	Without consideration of sustainability construction

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change and ensure adaptation measures are in place to respond to climate change	greenhouse gas emissions?		methods, transport and design	ensure compliance with policies within the Core Strategy .	techniques and the promotion of alternative modes of transport . development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding		± Small parts of the site are at risk from surface water flooding	A FRA and appropriate flood mitigation measures , including SUDs, would be required.	Whilst it is considered the risk is small , flooding can have an impact on all elements of sustainability. An FRA will highlight the mitigation measures required to minimise the risk. The sequential test in the NPPF states that sites with a risk of flooding should only be considered if there are no suitable alternatives.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			- The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a [predominantly](#) neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

~~There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy active lifestyle. There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury. The site is in close proximity of open countryside to help promote a healthy active lifestyle.~~

There are potential negatives due to the site being at risk from surface water flooding and the sites location within the AONB. [Whilst the risk is considered small](#), flooding has the potential to impact on all elements of sustainability. ~~and~~ The location [of the site](#) within the AONB means that development has the potential to impact upon environmental sustainability. [A Landscape Sensitivity Assessment \(LSA\) has been carried out which concludes that development of the whole site would widen the otherwise narrow settlement on the west side of Hampstead Norreys Road. Only part of the site could be considered as a potential housing site subject to the implementation of mitigation measures outlined within the LSA. Mitigation measures would need to be considered to reduce the impact.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Chieveley / Hermitage
Site ID:	HER009	Site Address:	Land to the north of Hermitage Primary School, Hampstead Norreys Road, Hermitage	Development Potential:	28 dwellings (1.4ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

[The Landscape Sensitivity Assessment \(LSA, 2014\)](#) indicates that the site is locally prominent [but largely well screened from the AONB. It goes on to state that development would impact on the rural character of Manor Lane, impact on the footpath crossing the site and development of the whole site would widen the otherwise narrow settlement on the west side of Hampstead Norreys Road. However, it concludes that](#) ~~but~~ there is development potential [on only part of the site subject to mitigation measures to conserve and enhance the natural beauty and special qualities of the AONB.](#) ~~(subject to further detailed outcomes)~~ Adjacent to settlement boundary with dispersed development to the north, south and west.

[Small areas of the site are within an area of surface water flood risk, and a Flood Risk Assessment \(FRA\) would be required to ensure appropriate flood mitigation measures are implemented.](#)

[It is considered that, given the outcomes of the LSA, development on this site would not be as well related to the settlement pattern as HER001. There are other sites within Hermitage which are considered more appropriate for allocation. Other sites in Hermitage are considered to be more appropriate for development. Not as well related to the settlement pattern as HER001.](#)

Discussion:

Site Description:

Hermitage sits in a rural location within the North Wessex Downs AONB, but is located [in](#) close [proximity](#) to both the M4 and A34 corridors running east west and north south.

The site is located adjacent to Hermitage and there is loose development to the north, south and west.

Landscape:

A Landscape Character [Sensitivity Assessment \(LSA, 2014\)](#) has advised that the site is locally prominent but largely well screened from the wider AONB.

Part of the site could be considered further as a potential housing site subject to mitigation / enhancement measures. The Landscape [Sensitivity Assessment](#) notes that development would result in the loss of the landscape setting of Hermitage which has strong links with the wider landscape. Development would also impact upon the rural character of Manor Lane, the footpath crossing the site, and the tree belt and hedges to the site boundaries.

Flood Risk:

~~The~~ [Small areas of the site](#) ~~is~~ [are](#) at risk from surface water flooding. A FRA and appropriate [flood mitigation measures](#), including SUDs, would be required.

Highways /Transport:

This site can accommodate up to 28 houses that will generate circa 168 daily vehicle movements including circa 17 during the 08.00 to 09.00 AM peak.

The impact of additional traffic generation may be limited due to the size of the development, although I have some concern regarding the proximity to the school. Work may need to be undertaken to ensure no detrimental impact.

It would seem that access with appropriate sight lines of 2.4 x 43.0 metre can be obtained onto the B4009, although any access should not be too close to the nearby mini roundabouts.

Footways and bus stops are near the site. The village is served by an intermittent bus service during the week that connects Newbury with Harwell.

Site Selection – Site Commentary

Ecology:

No issues.

Archaeology:

Possible archaeology but no previous work on site. Desk based assessment required.

Education:

Hermitage / Chieveley / Curridge are seen as one area in terms of education. [The existing primary school](#) The site could have 1.5 forms of entry. Current capacity is 190, but could go up to 210. The school is likely to be full in September 2014.

There is some potential to expand. With 20-40 dwellings in the village there is unlikely to be an issue. [Education see advantages to expanding](#) ~~Would be nice to expand~~ the school to 2 forms of entry in the future, but this would require additional land.

Potential need for secondary provision.

The school is very popular, many people move into the village to get into the school.

Environmental Health:

No comments made in respect of this site.

Minerals and Waste:

No comments made in respect of this site.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

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

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

Development in this area would ruin the rural aspect of the school. The site and surrounding woodland is a wildlife corridor. Traffic issues associated with the school would likely to worsen with development here. There are potential issues with flooding around Orchard Close, and sewer flooding has been an issue in the past. There are no health services in the village (residents have to travel to Chieveley or Chapel Row). This site is seen as the most acceptable, but the road network would need to be improved and any development should be low density.

Preferred Options Consultation Key Issues:

[No consultation responses received in relation to this site.](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

SA/SEA:

[Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.](#)

[There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy active lifestyle.](#)

[There are potential negatives due to the site being at risk from surface water flooding and the sites location within the AONB. Whilst the risk is considered small, flooding has the potential to impact on all elements of sustainability,. The location of the site within the AONB means that development has the potential to impact upon environmental sustainability. A Landscape Sensitivity Assessment \(LSA\) has been carried out which concludes that development of the whole site would widen the otherwise narrow settlement on the west side of Hampstead Norreys Road. Only part of the site could be considered as a potential housing site](#)

Site Selection – Site Commentary

~~subject to the implementation of mitigation measures outlined within the LSA. Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury. The site is in close proximity of open countryside to help promote a healthy active lifestyle.~~

~~There are potential negatives due to the site being at risk from surface water flooding and the sites location within the AONB. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.~~

Proposed development (from SHLAA submission):

The site promoter has suggested in the site submission form that the site would be suitable for 2-storey semi detached / detached residential dwellings in keeping with the site surroundings. The site promoter also acknowledges that the site could be considered for the provision of a community facility or leisure/recreation facility as part of a mixed use scheme given the location of a primary school adjacent to the site.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Chieveley
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Site ID:	HER010	Site Address:	South of Manor Lane, Hermitage
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Development Potential:	116 dwellings (5.91ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- [Recommended within the SHLAA as Not Currently Developable](#)
- Automatic exclusion
- Relationship to Hermitage – [the site is detached from the existing settlement boundary](#)
- Impact on settlement character of Oare
- Surface water flood risk
- Distance from amenity space and play facilities for children

Site Assessment

Parish Council consultation response:	Access to this site is poor, Manor Lane is very narrow. Oare is not seen as part of Hermitage. The Motorway should not be seen as a barrier for infill development. The impact on the landscape is key.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	Landscape Character Sensitivity Assessment not undertaken for site due to automatic exclusion
SHLAA Assessment	Not currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	The site is inappropriate in scale to both Hermitage and Oare
Within settlement Boundary		N	Detached from existing settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER011	Site Address:	Land north of Manor Lane
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Development Potential:	12 dwellings (0.58ha at 20dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:

Site HER011 consists of three small parts; however this assessment excludes the two small sites in Oare and only assesses the area of land along the Hampstead Norreys Road [to the north of Hermitage](#).

- Relationship with existing settlement – [site is detached from existing settlement boundary](#)
- AONB
- [Potential](#) Air quality / noise impact from the M4
- [Desk based archaeological assessment required](#)

Site Assessment

Parish Council consultation response:	Parish council do not consider this site to be potentially developable, especially as the other sites in Oare are considered to be not currently developable. Concerns regarding the proximity of the site to the motorway.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N/A	Landscape Character Sensitivity Assessment not undertaken because site is considered unsuitable for development due to impact that development would have upon the built environment
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N \neq	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage This assessment is only assessing the part of HER011 which is located along the Hampstead Norreys Road, to the north of Hermitage
Within settlement Boundary		N	The site is detached from the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	U A	Site is adjacent to an area of surface water flood risk
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is close to the M4 which could cause air pollution problems
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	
	Highway network suitability	U	
	Public Transport network	U	Intermittent weekday (approx. 2 hourly) service between Harwell and Newbury
	Footways/Pavements	N	There are pavements along the main routes through the village, although the site is not connected to the village by a pavement.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from Core	n/a	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	<i>Strategy LSS)</i>		
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	<u>Y</u> N	Site is close to the school playing fields but these are not publicly available, and close to some amenity space on Chapel Lane. The site is also close to the new village hall which has a play area and amenity green space
	Rights of Way affected	N	
	Play areas nearby	<u>Y</u> N	The site is close to the new village hall which has a play area and amenity green space
Ecology / Environmental / Geological	Protected species	<u>N</u>	
	Ancient woodland	N	
	Tree Preservation Orders	<u>N</u> A	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	<u>N</u> A	The site is detached from the existing settlement boundary, although it abuts linear development to the north of Hermitage
	Incompatible adjacent land uses	U	Site is close to the M4 motorway
Heritage	Archaeology	U	Western area within historic core of village. Desk based assessment required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	
	Wastewater	U	
	Groundwater source protection zone (SPZ)	U	
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HER016, HER009		
Other (anything else to be considered)	n/a		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER011	Site Address:	Land north of Manor Lane	Development Potential:	12 dwellings (0.58ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	There are limited facilities in Hermitage however these can be accessed through walking and cycling. The site has good access to the countryside.		The site's location to the north of Hermitage gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	0	There are outdoor sports facilities at Hermitage Primary School, but these facilities are not available to the public. The site is also close to the new village hall which has amenity green space and a play area		
	Will it protect and enhance green infrastructure across the district?	0	The site is adjacent close to school playing fields, and amenity green space		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	There is a primary school, church hall, pub, shop and play facilities in Hermitage. There are limited no employment opportunities within the settlement boundary		The site is located close to facilities however these are limited. There are no limited employment opportunities within the settlement boundary. Bus services are intermittent. The site is therefore unlikely to have any impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Limited public transport access (there is an intermittent service between Harwell and Newbury during weekdays) although there are opportunities for walking and cycling		There will be a degree of car dependency within the village due to the limited public transport services. However, local services

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			-		
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.		and facilities are within walking or cycling distance. Overall it is unlikely that development of this site would have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Development of the site could impact on environmental sustainability due to the location of the site within the AONB
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. extend the village of Hermitage to the north along the Hampstead Norreys Road. It is considered that such expansion would not be appropriate and would relate poorly to the existing settlement pattern		The significant changes to the character of Oare as a result of any development development of the site would expand Hermitage to the north which would negatively impact upon the environmental sustainability of the site
	Will it conserve and enhance the significance of the District's heritage assets?	?0	Western area within historic core of village	Desk based assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on the District's cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to the historic environment		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	-	The site is close to the M4, so could be impacted by air pollution		The proximity of the site to the M4 could negatively impact upon environmental sustainability
	Will the site be at risk from or impact on noise levels?	-	The site is close to the M4, so could be impacted by noise levels	Noise survey required	
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0 -	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and ensure compliance with policies within the Core Strategy .	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site does not fall within an area of flood risk; however it does lie adjacent to an area of surface water flood risk.	Sustainable drainage (SUDs) techniques would be required	Development of this site is unlikely to impact upon the environmental sustainability of the site provided SuDS techniques are used to mitigate against the risk of any potential flooding

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a [predominantly](#) neutral effect on sustainability [and the SA/SEA does not highlight any significant sustainability effects.](#) ~~however the SA/SEA highlights a significant sustainability effect as a result of the impact that development would have upon the character of Oare.~~

[There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy active lifestyle.](#)

There are potential negatives due to the sites location within the AONB, [its relationship with the existing settlement pattern](#) and the proximity to the M4 motorway. Development [therefore](#) has the potential to impact upon environmental sustainability. ~~Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability.~~ Mitigation measures would need to be considered to reduce the impact.

~~There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury. The site is in close proximity of open countryside to help promote a healthy active lifestyle.~~

Summary of effects:

Effect: ~~Predominantly neutral with one significantly negative effect~~

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Likelihood: High
Scale: AONB spatial area
Duration: Permanent
Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER011	Site Address:	Land north of Manor Lane	Development Potential:	12 dwellings (0.58ha at 20dph)
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Recommendation:

The site is not recommended for allocation ([only part of the site that extends along Hampstead Norreys Road has been considered for allocation](#)).

Justification:

Development of the site would [extend the village of Hermitage to the north of Manor Lane, along Hampstead Norreys Road. It is considered that such expansion would not be appropriate and would be poorly related to the existing settlement pattern.](#) ~~lead to significant changes to the character of Oare as the village is not seen as part of Hermitage~~
[Although a Landscape Sensitivity Assessment \(LSA\) was not carried out for this site specifically, the work on HER009 concludes that development would not extend further northwards than the existing northern edge of Hermitage.](#)

The proximity of the site to the M4 is likely to [impact result in-on noise and air quality.](#) ~~impacts.~~

Discussion:

Site Description:

Hermitage sits in a rural location within the North Wessex Downs AONB, but is located [in close proximity](#) to both the M4 and A34 corridors running east west and north south. Only part of the site that extends along ~~Hermitage~~ [Hampstead Norreys Road](#) has been considered for allocation – two smaller parts of the site along Manor Lane have been excluded because they fall within [the settlement of](#) Oare ~~and~~ not Hermitage.

The site is detached from the settlement boundary and ~~is not seen as part of~~ [relates poorly to the village of](#) Hermitage.

Landscape:

The site falls within the AONB. [A Landscape Sensitivity Assessment \(LSA\) was not carried out for this site.](#)

Flood Risk:

The site does not fall within an area of flood risk however there is an area of surface water flooding adjacent to the site.

Highways /Transport:

Site specific comments from the Council's Highways and Transport team not made in respect of this site. The village is served by an intermittent bus service during the week that connects Newbury with Harwell.

Ecology:

No known impact.

Archaeology:

Western area within historic core of village. Desk based assessment required.

Education:

Hermitage / Chieveley / Curridge are seen as one area in terms of education. [The existing primary school](#) ~~The site~~ could have 1.5 forms of entry. Current capacity is 190, but could go up to 210. The school is likely to be full in September 2014.

There is some potential to expand. With 20-40 dwellings in the village there is unlikely to be an issue. [Education see advantages to expanding](#) ~~Would be nice to expand~~ the school to two forms of entry in the future, but this would require additional land.

Potential need for secondary provision.

The school is very popular, many people move into the village to get into the school.

Environmental Health:

Site Selection – Site Commentary

No comments made in respect of this site.

Minerals and Waste:

No comments made in respect of this site.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No comments made in respect of this site.

Thames Water:

No comments made in respect of this site.

Parish Council:

Parish council do not consider this site to be potentially developable, especially as the other sites in Oare are considered to be not currently developable. Concerns regarding the proximity of the site to the motorway.

Preferred Options Consultation Key Issues:

No consultation responses received in relation to this site.

For the consultation responses and Council's response, please see the Statement of Consultation.

SA/SEA:

Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.

There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy active lifestyle.

There are potential negatives due to the sites location within the AONB, its relationship with the existing settlement pattern and the proximity to the M4 motorway. Development therefore has the potential to impact upon environmental sustainability.

~~Overall the site is likely to have a neutral effect on sustainability, however the SA/SEA highlights a significant sustainability effect as a result of the impact that development would have upon the character of Oare.~~

~~There are potential negatives due to the sites location within the AONB and the proximity to the M4 motorway. Development has the potential to impact upon environmental sustainability. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.~~

~~There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury. The site is in close proximity of open countryside to help promote a healthy active lifestyle.~~

Proposed development (from SHLAA submission):

The site promoter has commented that the site is suitable for residential development (2-storey semi-detached / detached development).

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Chieveley
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Site ID:	HER012	Site Address:	Land opposite St Bartholomew's Church, Manor Lane, Oare
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Development Potential:	28 dwellings (1.4ha at 20dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- [Recommended within the SHLAA as Not Currently Developable.](#)
- Automatic exclusion: development of this site would lead to significant changes to the settlement of Oare. Oare is not seen as, or physically part of Hermitage and therefore, development of this site would not be appropriate.

Site Assessment

Parish Council consultation response:	Access to the site is poor. Manor Lane is very narrow. Oare is not seen as part of Hermitage. The Motorway should not be seen as a barrier for infill development.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	Landscape Character Sensitivity Assessment not undertaken for site due to automatic exclusion
SHLAA Assessment	Not currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. The development potential of the site is also above what is required in this location.
Within settlement Boundary		N	Detached from existing settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Chieveley
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Site ID:	HER013	Site Address:	Land adjacent to Hermitage Farm, Manor Lane
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Development Potential:	5 dwellings (0.29ha at 20dph)	SHLAA Assessment:	Not currently Developable
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Summary of Site Assessment

Key Issues:

- [Recommended within SHLAA as Not Currently Developable](#)
- Automatic exclusion: development of this site would lead to significant changes to the settlement of Oare. Oare is not seen as, or physically part of Hermitage and therefore, development of this site would not be appropriate.

Site Assessment

Parish Council consultation response:	Access to the site is poor. Manor Lane is very narrow. Oare is not seen as part of Hermitage. The Motorway should not be seen as a barrier for infill development.
--	--

A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N/A	Landscape Character Sensitivity Assessment not undertaken for site due to automatic exclusion
SHLAA Assessment	Not currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. The development potential of the site is also above what is required in this location
Within settlement Boundary		N	Detached from existing settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Chieveley
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Site ID:	HER014	Site Address:	Land at Kiln Estate, Manor Lane, Oare
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Development Potential:	116 dwellings (5.81ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

[This site was promoted for employment use through the SHLAA, not residential. The site has therefore been removed and not considered as part of the Housing Site Allocations DPD.](#)

Key Issues:

- Automatic exclusion: development of this site would lead to significant changes to the settlement of Oare. Oare is not seen as, or physically part of Hermitage and therefore, development of this site would not be appropriate.

Site Assessment

Parish Council consultation response:	Access to the site is poor. Manor Lane is very narrow. Oare is not seen as part of Hermitage. The Motorway should not be seen as a barrier for infill development.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB <i>(from LSA)</i>		Landscape Character Assessment not undertaken for site due to automatic exclusion
SHLAA Assessment	Not currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. The development potential of the site is also above what is required in this location.
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Chieveley
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Site ID:	HER015	Site Address:	Land at Kiln Estate, Manor Lane, Oare
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Development Potential:	277 dwellings (13.9 ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- [Recommended within the SHLAA as Not Currently Developable](#)
- Automatic Exclusion: development of this site would lead to significant changes to the settlement of Oare. Oare is not seen as, or physically part of Hermitage and therefore, development of this site would not be appropriate.

Site Assessment

Parish Council consultation response:	Access to the site is poor. Manor Lane is very narrow. Oare is not seen as part of Hermitage. The Motorway should not be seen as a barrier for infill development.
--	--

A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	Landscape Character Sensitivity Assessment not undertaken for site due to automatic exclusion
SHLAA Assessment	Not currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. The development potential of the site is also above what is required in this location.
Within settlement Boundary		N	Detached from existing settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER016	Site Address:	Land of Hampstead Norreys Road, Hermitage, RG18 9SB
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Development Potential:	8 dwellings (0.4ha at 20dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Relationship to Hermitage – site is detached from existing settlement boundary - TPOs run along eastern boundary of the site - Potential aAir Quality / Noise from M4
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Site Assessment

Parish Council consultation response:	Site is seen as very close to the motorway, which could cause noise and health issues for residents.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/A	Landscape Sensitivity Assessment not undertaken for this site.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	The site is detached from the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	A	Site is adjacent to an area of surface water flood risk
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is close to the M4 which could cause air pollution problems
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	U	
	Highway network suitability	U	
	Public Transport network	U	Intermittent weekday (approx. 2 hourly) service between Harwell and Newbury
	Footways/Pavements	N	There are pavements along the main routes through the village, although the site is not connected to the village by a pavement.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	n/a	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y N	Site is close to the school playing fields but these are not publicly available, and close to some amenity space on Chapel Lane. The site is also close to the new village hall which has a play area and amenity green space
	Rights of Way affected	N	
	Play areas nearby	Y N	The site is close to the new village hall which has a play area and amenity green space

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	A	Adjacent the sites eastern boundary Site is adjacent to a PO area – abuts eastern boundary of site
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	Extended Phase 1 Habitat Survey required
Relationship to surrounding area	Relationship to settlement	N	The site is detached from the existing settlement boundary, although it abuts linear development to the north of Hermitage The site is physically detached from the settlement boundary of Hermitage
	Incompatible adjacent land uses	U	Site is close to the M4 motorway
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	
	Wastewater	U	
	Groundwater source protection zone (SPZ)	U	
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HER011, HER009		
Other (anything else to be considered)	n/a		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER016	Site Address:	Land east of Hampstead Norreys Road, Hermitage	Development Potential:	8 dwellings (0.4ha at 20 dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	There are limited facilities in Hermitage however these can be accessed through walking and cycling. The site has good access to the countryside.		The site's location to the north of Hermitage gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	0	There are outdoor sports facilities at Hermitage Primary School, but these facilities are not available to the public. The site is also close to the new village hall which has amenity green space and play area.		
	Will it protect and enhance green infrastructure across the district?	0	The site is adjacent close to school playing fields, and amenity green space at the village hall.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	There is a primary school, church hall, pub, shop and play facilities in Hermitage. There are limited no employment opportunities within the settlement boundary		The site is located close to facilities however these are limited. There are no limited employment opportunities within the settlement boundary. Bus services are intermittent. The site is therefore unlikely to have any impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Limited public transport access (there is an intermittent service between Harwell and Newbury during weekdays) although there are opportunities for walking and cycling		There will be a degree of car dependency within the village due to the limited public transport services. However, local services

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			-		
	Will it reduce the number of road traffic accidents and improve safety?	?	to access limited local services and facilities. Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.		and facilities are within walking or cycling distance. Overall it is unlikely that development of this site would have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact	An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected Extended Phase 1 Habitats Survey required	Development of the site could impact on environmental sustainability due to the location of the site within the AONB
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Site is poorly related to the existing settlement and beyond the building line of the village Development of the site would extend the village of Hermitage to the north (beyond Manor Lane), along Hampstead Norreys Road. It is considered that such expansion would not be appropriate and would relate poorly to the existing settlement pattern		The development of the site would expand Hermitage to the north which would negatively impact upon the environmental sustainability
	Will it conserve and enhance the significance of the District's heritage assets?	? 0	Unknown impact	Further assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on access to the historic environment the District's cultural assets		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	-	The site is close to the M4 so could be impacted by air pollution		The proximity of the site to the M4 could negatively impact upon environmental sustainability
	Will the site be at risk from or impact on noise levels?	-	The site is close to the M4 so could be impacted by noise levels	Noise survey required	
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and ensure compliance with policies within the Core Strategy .	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site does not fall within an area of flood risk; however it does lie adjacent to an area of surface water flood risk.	Sustainable drainage (SUDs) techniques would be required	Development of this site is unlikely to impact upon the environmental sustainability of the site provided SuDS techniques are used to mitigate against the risk of any potential flooding

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a predominantly neutral effect on sustainability [and the SA/SEA does not highlight any significant sustainability effects.](#)

[There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy active lifestyle.](#)

There are potential negatives due to the sites location within the AONB, the relationship of the site to the existing settlement ~~boundary~~ [pattern](#) and the proximity to the M4 motorway. Development [therefore](#) has the potential to impact upon environmental sustainability. ~~Development therefore has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.~~

~~There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury. The site is in close proximity of open countryside to help promote a healthy active lifestyle.~~

Summary of effects:

Effect: Predominantly negative [neutral](#)

Likelihood: High

Scale: AONB spatial area

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
Site ID:	HER016	Site Address:	Land to the east of Hampstead Norreys Road, Hermitage	Development Potential:	8 dwellings (0.4ha at 20 dph)

Recommendation:

The site is not recommended for allocation

Justification:

[Development of the site would extend the village of Hermitage to the north of Manor Lane, along Hampstead Norreys Road. It is considered that such expansion would not be appropriate and would be poorly related to the existing settlement pattern.](#)

[Although a Landscape Sensitivity Assessment \(LSA\) was not carried out for this site specifically, the work on HER009 concludes that development would not extend further northwards than the existing northern edge of Hermitage.](#)

[The proximity of the site to the M4 is likely to impact on noise and air quality.](#)

~~The site is poorly related to Hermitage and the proximity of the site to the M4 is likely to result in noise impacts.~~

Discussion:

Site Description:

Hermitage sits in a rural location within the North Wessex Downs AONB, but is located [in](#) close [proximity](#) to both the M4 and A34 corridors running east west and north south.

The site is poorly related to the settlement boundary of Hermitage – the site is physically detached from the settlement boundary of Hermitage.

Landscape:

The site falls within the AONB. [A Landscape Sensitivity Assessment \(LSA\) was not carried out for this site.](#)

Flood Risk:

The site does not fall within an area of flood risk however there is an area of surface water flooding adjacent to the site.

Highways /Transport:

Site specific comments from the Council's Highways and Transport team not made in respect of this site. The village is served by an intermittent bus service during the week that connects Newbury with Harwell.

Ecology:

Unlikely to have an impact, however [an extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)
~~an Extended Phase 1 Habitats Survey required.~~

Archaeology:

The site is unlikely to have an impact.

Education:

Hermitage / Chieveley / Curridge are seen as one area in terms of education. [The existing primary school](#)
~~The site could have 1.5 forms of entry. Current capacity is 190, but could go up to 210. The school is likely to be full in September 2014.~~

There is some potential to expand. With 20-40 dwellings in the village there is unlikely to be an issue. [Education see advantages to expanding](#) ~~Would be nice to expand~~ the school to two forms of entry in the future, but this would require additional land.

Potential need for secondary provision.

The school is very popular, many people move into the village to get into the school.

Site Selection – Site Commentary

Environmental Health:

No comments made in respect of this site.

Minerals and Waste:

No comments made in respect of this site.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

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

Thames Water:

No comments made in respect of this site.

Parish Council:

Site is seen as very close to the motorway, which could cause noise and health issues for residents.

Preferred Options Consultation Key Issues:

No consultation responses received in relation to this site.

For the consultation responses and Council's response, please see the Statement of Consultation.

SA/SEA:

Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.

There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy active lifestyle.

There are potential negatives due to the sites location within the AONB, the relationship of the site to the existing settlement pattern and the proximity to the M4 motorway. Development therefore has the potential to impact upon environmental sustainability.

~~Overall the site is likely to have a predominantly neutral effect on sustainability.~~

~~There are potential negatives due to the sites location within the AONB, the relationship of the site with the existing settlement boundary and the proximity to the M4 motorway. Development has the potential to impact upon environmental sustainability. Development therefore has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.~~

~~There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury. The site is in close proximity of open countryside to help promote a healthy active lifestyle.~~

Proposed development (from SHLAA submission):

The site promoter has suggested that the site is suitable for residential development.

Kintbury Site Assessments

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN001	Site Address:	Kintbury Park Farm, Irish Hill Road, Kintbury
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Development Potential:	65 dwellings (3.2ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

The Landscape [Sensitivity](#) Assessment indicates that development in this location [would result in significant harm to the natural beauty of the AONB](#) not be acceptable.

Site Assessment

Parish Council consultation response:	Kintbury Parish Council were was concerned that the site was not well related to the existing settlement, and that development of the site would be highly visible from the surrounding area including the A4.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Within Settlement Boundary		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape Sensitivity Assessment concluded that it would not be possible to develop the site without harming the countryside setting of the east side of the village and important views to Kintbury. Development over the site would result in significant harm to the natural beauty of the AONB. indicates that development of this site would not be acceptable.
SHLAA Assessment	Not currently developable	Y	Landscape assessment indicates that development of this site would not be acceptable.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary but not well related to the existing settlement

* any yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN002	Site Address:	Kintbury Park Farm, Irish Hill Land off Holt Road, Kintbury
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Development Potential:	59 dwellings (2.9ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- [Poor](#) relationship to existing settlement
- [Potential impact on the natural beauty and special qualities of the AONB](#)

Site Assessment

Parish Council consultation response:	The parish council are is not keen for this site to be developed as it would lead to the extension of the village to the east. The developer has spoken to the parish council.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (<i>from LSA</i>)	U	Unknown..Landscape Sensitivity Assessment (LSA) not undertaken as the site was assessed as not currently developable in the SHLAA. LSA on KIN005 (adjacent to both this site and the current settlement boundary) concluded that development over the site would result in significant harm to the AONB
SHLAA Assessment	Not currently developable	Y	Poorly related to existing settlement residential development
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Not adjacent to the settlement boundary and detached from the current settlement

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN004	Site Address:	Kintbury Park Farm, Irish Hill Road, Kintbury
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Development Potential:	18 dwellings (0.89ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – only a limited part of the site is considered suitable for development
- [Development of the whole site as a large single estate would be out of scale with housing on the north side of Kintbury and could constitute an unacceptable expansion of the settlement.](#)
- [A limited linear development could be accommodated along Irish Hill Road to match the settlement pattern in the Conservation Area.](#)
- [Potential impact on the setting of the Conservation Area - the undeveloped, rural character of the site provides an attractive natural edge to the east of the conservation area.](#)
- ~~Flood risk (groundwater)~~
- [The site lies within a groundwater emergence zone and an EA groundwater vulnerability zone. A FRA required.](#)
- [Potential access issues if adequate sight lines cannot be achieved](#)

Site Assessment

Parish Council consultation response:	This site has a long history of proposals for development. Concern from the Parish Council that the road would need to be widened and potential issues with Burtons Hill. The pavement through the village is intermittent. The Parish Council felt that development of this site would change the character of the village and would just be creating development. This site (along with KIN001) is the first part of the countryside as you leave the village.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Potential. The site is prominent in views to the east and across the valley to the north. The Landscape Sensitivity Assessment (LSA) (2011) indicates that only a very small part of the site is suitable for development. A limited linear development could be accommodated along Irish Hill Road to match the settlement pattern in the Conservation Area. The site area and development potential of the site have taken this into account.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of the settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Protected Employment Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N- <u>U</u>	There is concern that required sight lines of 2.4 x 43 metres cannot be achieved at the proposed access point. However it should be possible to achieve these sight lines if the proposed access was moved a few metres eastwards. A pedestrian route is also needed from the site.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
	Highway network suitability	U-N	No comments made on this site. Development is not anticipated to have a significant traffic impact on the wider highway network. This site can accommodate up to 15 dwellings that will generate circa 90 daily vehicle movements including 9 during the 08.00 to 09.00 AM peak. Most of the traffic to and from the site will travel west via Newbury Street. The sight lines are however restricted to the right at the Newbury Street / Station Road junction.
	Public Transport network	Y	Kintbury is serviced by a railway line, and infrequent bus services (2 hourly) between Newbury and Hungerford. Bus service number 3 passes nearby along Holt Road and Newbury Street providing up to five services each way between Newbury and Hungerford with bus stops existing nearby along Newbury Street and Holt Road. Kintbury train station is 830 metres walking distance from the site.
	Footways/Pavements	U	There are narrow intermittent pavements through the village. Footways exist along most, but not all of Newbury Street that would link into Kintbury centre. This includes the site opposite on Newbury Street that has consent for residential that does include a footway fronting the site.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to play facilities for children
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (Eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	U	Site is quite well related to the existing settlement, although is on the opposite side of the road to the majority of development in the village. Development is only suitable in a linear line along Newbury Street (due to landscape impact). The site is fairly well connected to the settlement edge, though extends further north than the adjacent linear development to the west. Development of the whole site as a large single estate would be out of scale with housing on the north side of Kintbury and could constitute an unacceptable expansion of the settlement.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Romano-British Villa and Mesolithic site to the south east of the site. Further assessment required.
	Conservation area	A	The undeveloped, rural character of the site provides an attractive natural edge to the east of the conservation area and makes an important contribution to its setting.
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ2. High risk of contamination to groundwater
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	

Site Selection – Site Assessment

B) Considerations		
Criteria	Yes / No / Unknown	Comments
	Y	
Mineral consultation area	Y	
Minerals/Waste site	N	
Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> KIN001	
Other (anything else to be considered)		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN004	Site Address:	Kintbury Park Farm, Irish Hill Road, Kintbury	Development Potential:	18 dwellings (0.89ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre (Jubilee Leisure Centre and playing fields)		
	Will it protect and enhance green infrastructure across the district?	0	Site is close to the canal. Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The village is served by a railway station and a 2 hourly bus service between Newbury and Hungerford		The proximity to local services and facilities means that the site should have a positive economic sustainability. In addition employment opportunities can be accessed via rail
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. There are public transport opportunities within the village – a 2 hourly bus service and railway. However, the degree of car dependency is still likely to be high.		Kintbury does offer travel choices given the proximity of the railway station. There are opportunities for walking and cycling and a bus service to and from the village
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Without mitigation measures as set out in the Landscape Assessment there would be potential for a negative impact on
	Will it conserve and	-	The site is located within the AONB.	Landscape Assessment	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?		<p>The Landscape Assessment indicates that development of this site would only be acceptable in a limited area – as linear development along Irish Hill Road to match the settlement pattern in the conservation area.</p> <p>The site is prominent in views to the east and across the valley to the north. The Landscape Sensitivity Assessment (LSA) (2011) indicates that only a <u>very small</u> part of the site is suitable for development. <u>A limited linear development could be accommodated along Irish Hill Road to match the settlement pattern in the Conservation Area.</u></p>	<p>indicates the following protection / enhancement would be required:</p> <ul style="list-style-type: none"> - retention of existing trees and hedgerows and replacement of the conifer hedges - consideration of views from the surrounding countryside and new planting to integrate the buildings into the landscape - consideration of the scale of any new development against the overall size of the settlement and aspirations to limit expansion 	environmental sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0-	<p>The site is adjacent to the existing settlement, so provided only a small area of the site is developed, unlikely to have an impact on the character of the built environment. <u>The site is fairly well connected to the settlement edge, though extends further north than the adjacent linear development to the west. Development of the whole site as a large single estate would be out of scale with housing on the north side of Kintbury and could constitute an unacceptable expansion of the settlement.</u></p>	<u>Development should be sensitively designed</u>	<p><u>There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment</u></p> <p>Development of the site is unlikely to have a significant impact on any element of sustainability, and subject to further assessment of the impact of development on <u>the Conservation Area and archaeological material.</u></p>
	Will it conserve and enhance the significance of the District's heritage assets?	?	<p><u>The undeveloped, rural character of the site provides an attractive natural edge to the east of the Conservation Area and makes an important contribution to its setting.</u></p> <p>There is a British Romano villa and a Mesolithic site to the south east of the site</p>	Further assessment is required as to the impact development could have on the <u>Conservation Area and archaeological material.</u>	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0?	It is within a Source Protection Zone (SPZ2) with a high risk of contamination to groundwater Unlikely to have an impact	The EA has no in principle objections to development in SPZs.	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is within groundwater emergence zone but there is no evidence of the site ever having flooded. The site lies within the EA's groundwater vulnerability zone.	A FRA and appropriate mitigation measures , including SuDS would need to be provided	A FRA will highlight the mitigation measures required to minimise the risk of flooding. Flooding can have a negative impact on all elements of sustainability unless appropriate mitigation measures can be put in place.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site is well related to existing services and facilities within Kintbury with opportunities for walking and cycling and healthy active lifestyles, giving a positive impact on sustainability.

~~The impact on the landscape could have a negative impact on environmental sustainability. Significant landscape mitigation measure would be required which significantly reduce the area suitable for development. The site is within a groundwater emergence zone, with potential for groundwater flooding which could lead to a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.~~

[There is the potential for a negative impact on environmental sustainability due to the site's location both within the AONB and its location in Kintbury, adjacent to the Conservation Area. A LSA has been carried out which concludes that only a limited part of the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures.](#)

[The site lies within a groundwater emergence zone. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Kintbury

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN004	Site Address:	Kintbury Park Farm, Irish Hill Road, Kintbury	Development Potential:	18 dwellings (0.89ha at 20dph)
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Recommendation:

The site is not recommended for allocation

Justification:

Development of the site would have an impact on the rural character of this area. [Development of the site as a whole would constitute an unacceptable expansion of the settlement.](#)

Only a very small area of the site is acceptable for development in landscape terms – a limited linear development [along Irish Hill Road to match the settlement pattern in the Conservation Area](#)

[Potential impact on the setting of the Conservation Area - the undeveloped, rural character of the site provides an attractive natural edge to the east of the Conservation Area.](#)

Other sites in Kintbury are considered to be more appropriate for development.

[The site lies within a groundwater emergence zone and an EA groundwater vulnerability zone. A FRA required.](#)

[Potential access issues if adequate sight lines cannot be achieved](#)

Discussion:

Site Description:

The site is located to the north east of Kintbury, close to local services and facilities within the village and close to open countryside. [It lies adjacent and to the east of the Conservation Area and the undeveloped, rural character of the site provides an attractive natural edge and makes an important contribution to its setting.](#)

Landscape:

The site is within the AONB, and the Landscape Assessment indicates that the site would be prominent in views to the east and across the valley to the north. Development of the site as a whole would constitute an unacceptable expansion of the settlement. Linear development could be accommodated along Irish Hill Road to match settlement pattern in the Conservation Area, along with the protection of boundary hedgerows and trees. Mitigation measures that would be required are set out in the landscape assessment.

Flood Risk:

The site is in flood zone 1, although it is within a groundwater emergence zone. A FRA would be required and SUDs would need to be provided.

Highways /Transport:

~~No specific comments have been made on this site.~~

~~The site is close to Kintbury railway station which provides links to London and the west country. There is an infrequent bus service (2 hourly) linking Kintbury with Newbury and Hungerford. There are local opportunities for walking and cycling within the village.~~

[This site can accommodate up to 15 dwellings that will generate circa 90 daily vehicle movements including 9 during the 08.00 to 09.00 AM peak.](#)

[There is concern that required sight lines of 2.4 x 43 metres cannot be achieved at the proposed access point. However it should be possible to achieve these sight lines if the proposed access was moved a few metres eastwards. A pedestrian route is also needed from the site.](#)

[Most of the traffic to and from the site will travel west via Newbury Street. The sight lines are however restricted to the right at the Newbury Street / Station Road junction.](#)

[Footways exist along most, but not all of Newbury Street that would link into Kintbury centre. This includes the site opposite on Newbury Street that has consent for residential that does include a footway fronting the site.](#)

Site Selection – Site Commentary

[Bus service number 3 passes nearby along Holt Road and Newbury Street providing up to five services each way between Newbury and Hungerford with bus stops existing nearby along Newbury Street and Holt Road. Kintbury train station is 830 metres walking distance from the site.](#)

Ecology:

No known ecological issues

Archaeology:

There is a Romano-British Village and Mesolithic site to the south east of the site. Further assessment and evaluation would be required.

Education:

Local primary school provision is close to or at capacity. No comments have been made about secondary school provision.

Environmental Health:

No known air, noise or contamination issues

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

~~No specific comments have been made on this site.~~ The site is within SPZ2 with a high risk of contamination to groundwater. [The EA has no in principle objections to development in SPZs](#)

Thames Water:

TW not consulted on this site

Parish Council:

This site has a long history of proposals for development. Concern from the Parish Council that the road would need to be widened and potential issues with Burtons Hill. The pavement through the village is intermittent. The Parish Council felt that development of this site would change the character of the village and would just be creating development. This site (along with KIN001) is the first part of the countryside as you leave the village.

[Preferred options Consultation – key issues](#)

[No responses were received for this site.](#)

[For all the consultation responses and the Council's response, please see the Statement of Consultation](#)

SA/SEA:

~~Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. There are no significant sustainability issues with this site. The site is well related to existing services and facilities within Kintbury with opportunities for walking and cycling and healthy active lifestyles, giving a positive impact on sustainability. The impact on the landscape could have a negative impact on environmental sustainability. Significant landscape mitigation measure would be required which significantly reduce the area suitable for development. The site is within a groundwater emergence zone, with potential for groundwater flooding which could lead to a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.~~

[Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is well related to existing services and facilities within Kintbury with opportunities for walking and cycling and healthy active lifestyles, giving a positive impact on sustainability. There is the potential for a negative impact on environmental sustainability due to the site's location both within the AONB and its location in Kintbury, adjacent to the Conservation Area. A LSA has been carried out which concludes that only a limited part of the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. The site lies within a groundwater emergence zone. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.](#)

Site Selection – Site Commentary

Proposed development (from SHLAA submission):

The site is proposed for approximately 60 dwellings (over 3.1ha) as a mix of open market and affordable housing (in line with the Core Strategy).

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN005	Site Address:	Kintbury Park Farm, Irish Hill Road, Land off Holt Road Kintbury
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Development Potential:	42 dwelling s(2.1ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Impact on the landscape character of the AONB.

[The Landscape Sensitivity Assessment indicates that development in this location would result in significant harm to the natural beauty of the AONB](#)

Site Assessment

Parish Council consultation response:	The Parish Council are is not keen to see these this sites developed as they it would lead to the village extending to the east. The developer has spoken to the Parish Council.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Y	Landscape Assessment indicates the site is not suitable for development Landscape Sensitivity Assessment concluded that it would not be possible to develop the site without harming the countryside setting of the east side of the village and important views to Kintbury. Development over the site would result in significant harm to the natural beauty of the AONB.
SHLAA Assessment	Not currently developable	Y	Landscape Assessment indicates the site is not suitable for development
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN006	Site Address:	Land to the east of Layland Green, Kintbury
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Development Potential:	4 dwellings Approx 10 dwellings when considered as a combined site with KIN007	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB
- The site would normally be considered as part of settlement boundary review but is being treated as part of the wider allocation with KIN007. [Vehicular access from Layland's Green would need to be obtained through KIN006.](#)
- [The site lies within the EA's groundwater vulnerability zone. The site has underlying clay. A FRA required.](#)
- [The site is close to a Great Crested Newt breeding site. An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required to cover all ponds within 250m south and east of the site. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.](#)
- [A TPO was placed on the woodland in the northern part of KIN007 in November 2014](#)
- [There is suspected contamination at Kiln Farm due to brick and tile works. A contamination assessment required.](#)
- [As the site is underlain with clay a methodology for foundation design would be required](#)

Site Assessment

Parish Council consultation response:	The Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. The Parish Council considers that some infill development in this area would not be completely inappropriate, although they would not like to see a large development. At the preferred options consultation the Parish Council added that the site provides a habitat for Great Crested Newts, expressed concerns over viability and provision of affordable housing and also the impact on the village of additional traffic.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		U	This site is being assessed for consideration as part of a wider allocation only. The site would be considered for allocation alongside KIN007.
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	The Landscape Sensitivity Assessment (2011) Landscape Assessment indicates that the site is suitable for development subject to the protection and enhancement of boundary hedgerows and trees and the protection of the ditch along the northern boundary.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N <u>U</u>	Site lies with the EA's groundwater vulnerability zone although there is no record of groundwater flooding at this location
	Surface water flood risk	N <u>U</u>	EA maps show that some adjacent properties are at risk of flooding, but not from surface water run off from this site. The maps are based on local topography and would not take account of any potential flows from the accumulation of surface water due to underlying clay
	Critical Drainage Area	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Contamination / pollution	Air Quality	N	
	Contaminated Land	N <u>U</u>	Suspected contamination at Kiln Farm due to brick and tile works. A contamination assessment required.
	Other	N	
Highways / Transport	Access issues	N	It is considered that an access with the appropriate 2.4 x 43 metre sight lines can be achieved from Layland's Green. A footway should also be continued southwards on the eastern side of Layland's Green. No comments made regarding access.
	Highway network suitability	<u>U</u> <u>N</u>	Comments on made on this site specifically, but comments made on KIN007/009/015 which would be considered similar. Development is not anticipated to have a significant traffic significantly impact on the wider highway network. Most of the traffic to and from the site will travel north to and from Burtons Hill and Newbury Street. The Burtons Hill / Newbury Street junction would seem acceptable with regards to sight lines. Sight lines are however restricted to the right at the Newbury Street / Station Road junction.
	Public Transport network	Y	Kintbury is serviced by a railway line, and infrequent bus services (2 hourly) between Newbury and Hungerford. Bus service number 3 passes nearby along Holt Road and Newbury Street providing up to five services each way between Newbury and Hungerford with bus stops existing along Newbury Street and Holt Road. Kintbury train station is 1,240 metres walking distance from the site.
	Footways/Pavements	Y <u>U</u>	There are narrow intermittent pavements through the village. Footways exist along Burtons Hill up to Newbury Street. A footway exists along most, but not all of Newbury Street that would link into Kintbury village centre. Although footways do not exist along all of Newbury Street, in rural areas footways are often not provided. Also along Newbury Street, the road width and parked cars do ensure that vehicle speeds are kept lower that reduces concerns on safety for pedestrians. There is an alternative pedestrian route through Gainsborough Avenue and Hop Gardens onto Newbury Street. However the route is not a right of way through the GP surgery car park, but it should always be available.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity facilities
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to facilities for children
Ecology / Environmental / Geological	Protected species	N <u>U</u>	Within 250m of a Great Crested Newt site BAP Habitat
	Ancient woodland	N	
	Tree Preservation Orders	N	Not on this site, although a TPO (201/21/0849) was placed on the woodland in the northern part of KIN007 on 11th November 2014
	Local Wildlife Site	N	Within 250m of Local Wildlife Site (LWS) (on opposite side of the road)
	Nature Reserve	N	The LWS is also a BBOWT owned nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts (GCN). An extended Phase 1 habitat survey will be required. Ponds within 250m to the south and east of the site should also be surveyed for GCN
Relationship to surrounding area	Other (eg. BOA)	Y	Site is within a Biodiversity Opportunity Area
	Relationship to settlement	Y	Site is quite well related to the existing settlement. There is an opportunity to integrate the development with the existing street scene along

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
		Layland's Green	
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N Y	Overhead cables cross KIN007
	Water supply	U Y	Thames Water has no concerns TW-not consulted on this site
	Wastewater	U Y	Thames Water has no concerns TW-not consulted on this site
	Groundwater source protection zone (SPZ)	U Y	EA not consulted on this site Lies within SPZ2 with a high risk of contamination to groundwater
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	Area of former clay workings to the south and south east of the site
Relationship to / in combination effects of other sites	List of neighbouring sites: KIN007, KIN009, KIN015	This site would only be allocated as part of a wider site in conjunction with KIN007.	
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN006	Site Address:	Land east of Layland Green, Kintbury	Development Potential:	4 dwellings Approx 10 dwellings when considered as a combined site with KIN007
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability
	Will it increase opportunities for access to sports facilities?	+	The site is relatively close to the leisure centre (Jubilee Leisure Centre and playing fields)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The village is served by a railway station and a 2 hourly bus service between Newbury and Hungerford		The proximity to local services and facilities means that the site should have a positive economic sustainability. In addition employment opportunities can be accessed via rail
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. There are public transport opportunities within the village – there is a 2 hourly bus service and railway station. However, the degree of car dependency is still likely to be high.		Kintbury does offer travel choices given the proximity of the railway station. There are opportunities for walking and cycling and a bus service to and from the village, all of which have a positive impact on sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	?	The site lies very close to a Local Wildlife Site which is also a BBOWT	Great crested newt survey An extended Phase 1 habitat	While the site is very small, there would be potential for

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire?		nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. The site is within a Biodiversity Opportunity Area and within 250m of a great crested newt site and Local Wildlife Site	survey required. In addition, all ponds within 250m of the site to the south and east would need to be surveyed for Great Crested Newts	a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and appropriate avoidance and mitigation measure were implemented so that any protected species were not adversely affected. Mitigation measures would also need to be put into place to protect the woodland TPO on KIN007.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB. The Landscape Sensitivity Assessment (LSA) (2011) indicates that development of this site would be acceptable subject to protection and enhancement measures Although not on KIN006, a TPO (201/21/0849) was placed on the woodland in the northern part of KIN007 on 11th November 2014	Landscape assessment LSA indicates the following protection and enhancement would be required: <ul style="list-style-type: none"> - protection and enhancement of boundary hedgerows and trees - protection of the ditch 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is in keeping with the existing settlement pattern in Kintbury although would discontinue the linear nature of development along Layland's Green <small>small in scale and development is unlikely to have an impact upon the character of the built environment</small>	Development should be sensitively designed. There is an opportunity to integrate the development with the existing street scene along Layland's Green	Development of the site is unlikely to have an impact on any element of sustainability although has the potential to improve the built environment through a well designed scheme.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		There would be potential for a negative impact on environmental sustainability unless the site was developed in accordance with the contamination
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0-2	Unlikely to have an impact Suspected contamination at Kiln	A contamination assessment required.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will there be an impact on water quality?	0-?	<u>Farm due to brick and tile works. It is within a Source Protection Zone (SPZ2) with a high risk of contamination to groundwater. Unlikely to have an impact</u>	<u>The EA has no in principle objections to development in SPZs.</u>	<u>assessment Development of the site is unlikely to have an impact on any element of sustainability.</u>
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques <u>and the promotion of alternative modes of transport.</u> development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0-?	<u>The site lies within the EA's groundwater vulnerability zone although there is no record of groundwater flooding on the site itself. The underlying clay is likely to mean an engineered drainage solution will be required to manage surface water drainage. is not at risk from flooding</u>	<u>A FRA and appropriate flood mitigation measures including SuDS would need to be provided. A methodology for foundation design would need to be provided.</u>	<u>A FRA will highlight the mitigation measures required to minimise the risk of flooding. Flooding can have a negative impact on all elements of sustainability unless appropriate mitigation measures can be put in place. Unlikely to have an impact on any element of sustainability.</u>
11. <u>To ensure a strong, diverse and sustainable economic base</u>	<u>Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?</u>	0	<u>Not considered relevant</u>		<u>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key</u>
	<u>Will it promote and support key business sectors and utilise employment land effectively and efficiently?</u>	0	<u>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use</u>		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		business sectors and business development in the longer term.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site is well related to the exiting settlement close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability.
[Development on this site has the potential to improve the built environment through a well designed scheme.](#)

[There is also the potential for a negative impact on environmental sustainability due to the site's location is within the AONB. However, a LSA has been carried out which concludes that the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. As the site is close to a site with Great Crested Newts, there is therefore also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented as set out in the assessments. Mitigation measures would also need to be put into place to remove an potential negative impacts on environmental sustainability for the woodland TPO on KIN007.](#)

[There is the potential for a negative impact on environmental sustainability unless the site is developed in line with the outcome of the contamination assessment.](#)

[Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.](#)

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Kintbury

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
Site ID:	KIN006	Site Address:	Land to the east of Layland's Green, Kintbury	Development Potential:	Approx 10 dwellings when considered as a combined site with KIN007 (0.2ha at 20dph)

Recommendation:

The site is recommended for allocation as part of a wider allocation with KIN007

Justification:

The site is well related to the existing settlement and local services and facilities. [The site is not large enough to be allocated on its own but it has a very close relationship with KIN007 and together the sites have the potential for approximately 10 dwellings. Vehicular access from Layland's Green would need to be obtained through KIN006. Both sites are within the same land ownership which would assist with deliverability.](#)

[Whilst the site is within the AONB, a Landscape Sensitivity Assessment has been carried out that indicates that development on the site would be acceptable in landscape terms, subject to mitigation measures to ensure the protection and enhancement of existing landscape features.](#)

[The site has been identified by the Environment Agency as lying within a groundwater vulnerability zone. The site is also underlain by clay. As a result a Flood Risk Assessment \(FRA\) would be required to support a planning application, along with the implementation of appropriate flood risk mitigation measures.](#)

[The site is close to Kintbury Newt Ponds which hosts a large population of Great Crested Newts. An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required to cover all ponds within 250m south and east of the site. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.](#)

[There is suspected contamination at Kiln Farm due to the old brick and tile works and so a contamination assessment would be required.](#)

[The site is underlain with clay and so a methodology for foundation design would be required](#)

Discussion:

Site Description:

The site is located to the south of Kintbury, [is well related to the existing settlement and is](#) located close to local services and facilities and open countryside.

Landscape:

The site is within the AONB. The Landscape [Sensitivity](#) Assessment (2011) indicates that development would be acceptable as long as the [boundary hedgerows and trees and the ditch which runs along the northern boundary were protected and enhanced.](#) ~~protection and enhancement measures as listed in the assessment are adhered to.~~

[Although not on KIN006, a TPO \(201/21/0849\) was placed on the woodland in the northern part of KIN007 on 11th November 2014](#)

Flood Risk:

The site is within Flood Zone 1. [A FRA and SuDS](#) would need to be provided.

[The site is shown on the Environment Agency's groundwater vulnerability map although we have no records of groundwater flooding at this location. The properties adjacent to the site are shown to be at risk of surface water flooding on the EA surface water flood map but it does not show any surface water run-off from the site. However, the surface water flood map is based on local topography and would not take account of potential flows from the accumulation of surface water due to underlying clay. Clay soil would mean foundations would need to be much deeper and include protection against clay](#)

Site Selection – Site Commentary

heave and maybe suspended ground floors. Clay soil would also restrict the scope for sustainable drainage systems which would mean that surface water from the site would have to be piped directly into existing surface water drains. A methodology for foundation design should be submitted.

Highways /Transport:

~~No specific comments have been made for this site. Comments made regarding to KIN007 are considered to be similar to this site. Traffic is not expected to have a significant impact on the wider highway network.~~

~~The site is close to Kintbury railway station which provides links to London and the west country. There is an infrequent bus service (2 hourly) linking Kintbury with Newbury and Hungerford. There are local opportunities for walking and cycling within the village.~~

~~Bus stops exist nearby that can be reached by pedestrians.~~

It is considered that an access with the appropriate 2.4 x 43 metre sight lines can be achieved from Layland's Green. A footway can also be continued southwards on the eastern side of Layland's Green. The traffic generated is not expected to have a significant impact on the wider highway network. Most of the traffic to and from the site will travel north to and from Burtons Hill and Newbury Street. The Burtons Hill / Newbury Street junction would seem acceptable with regards to sight lines. Sight lines are however restricted to the right at the Newbury Street / Station Road junction. The site is close to Kintbury railway station which provides links to London and the west country. There is an infrequent bus service (2 hourly) linking Kintbury with Newbury and Hungerford. Bus service number 3 passes nearby along Holt Road and Newbury Street providing up to five services each way between Newbury and Hungerford with bus stops existing along Newbury Street and Holt Road. Kintbury train station is 1,240 metres walking distance from the site.

There are narrow intermittent pavements through the village. Footways exist along Burtons Hill up to Newbury Street. A footway exists along most, but not all of Newbury Street that would link into Kintbury village centre. Although footways do not exist along all of Newbury Street, in rural areas footways are often not provided. Also along Newbury Street, the road width and parked cars do ensure that vehicle speeds are kept lower that reduces concerns on safety for pedestrians. There is an alternative pedestrian route through Gainsborough Avenue and Hop Gardens onto Newbury Street. However the route is not a right of way through the GP surgery car park, but it should always be available.

Ecology:

The site lies very close to a Local Wildlife Site which is also a BBOWT nature reserve (Kintbury Newt Ponds) and which hosts a large breeding population of Great Crested Newts. The Council's Ecologist does not consider that the fields are BAP habitat, but, being grass, could be a good Barn Owl feeding area. Local environmental records indicate that Great Crested Newts are using the area around the site so it may be possible that they are also be using the site in their terrestrial phase. An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required to cover all ponds within 250m south and east of the site. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.

The pit in the north of KIN007 should be developed into a permanent pond as part of a SUDs scheme and a corridor left for newts along the northern boundary.

The site is within a Biodiversity Opportunity Area and so the Council will pursue net gains for biodiversity in accordance with Core Strategy Policy CS17. The site is within 250m of a great crested newt site and a Local Wildlife Site. A great crested newt survey would be required.

Archaeology:

No known archaeological issues.

Education:

Local primary school provision is close to or at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues. There is suspected contamination at Kiln Farm due to the old brick and tile works and so a contamination assessment would be required.

Site Selection – Site Commentary

Minerals and Waste:

No known mineral or waste issues. [There is an area of former clay workings to the south and south east of the site](#)

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

~~EA not consulted on this site. Comments made on KIN007 are considered to be similar.~~ The site is in SPZ2, with a high risk of contamination to groundwater. [The EA has no in principle objections to development in SPZs.](#)

Thames Water:

~~TW not consulted on this site~~ [Thames Water has not raised any concerns regarding water supply/waste water services for this site.](#)

Parish Council:

The Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. The Parish Council considers that some infill development in this area would not be completely inappropriate, although they would not like to see a large development. [At the preferred options consultation the Parish Council added that the site provides a habitat for Great Crested Newts, expressed concerns over viability and provision of affordable housing and also the impact on the village of additional traffic.](#)

Preferred options Consultation – key issues

17 responses were received for the site. The main issues raised were regarding:

- [Principle of development](#)
- [Flooding](#)
- [Biodiversity](#)
- [Highways and road safety](#)
- [Infrastructure](#)

[For the consultation responses and the Council's response, please see the Statement of Consultation](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant sustainability issues with this site. The site is well related to the existing settlement close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. [Development on this site also has the potential to improve the built environment through a well designed scheme.](#)

~~The site is within the AONB close to a site with great crested newts, there is potential for a negative impact on environmental sustainability, unless appropriate mitigation measures are implemented as set out in the assessments.~~

[There is the potential for a negative impact on environmental sustainability due to the site's location within the AONB. However, a LSA has been carried out which concludes that the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented. Mitigation measures would also need to be put into place to remove any potential negative impacts on environmental sustainability for the woodland TPO on KIN007.](#)

[There is the potential for a negative impact on environmental sustainability unless the site is developed in line with the outcome of the contamination assessment.](#)

[Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.](#)

[The development of the site for housing would have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Site Selection – Site Commentary

Proposed development (from SHLAA submission):

The site was promoted as one of a number of sites in this area of Kintbury, promoted as a whole and individually. Development would be in a range of dwellings and include affordable housing.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN007	Site Address:	Land to the east of Layland's Green, Kintbury
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Development Potential:	9 dwellings (0.44ha at 20dph) Approx 10 dwellings when considered as a combined site with KIN006	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB
- [The site is being treated as part of the wider allocation with KIN006](#)
- [The site lies within the EA's groundwater vulnerability zone. The site has underlying clay. A FRA required.](#)
- [The site is close to a Great Crested Newt breeding site. An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required to cover all ponds within 250m south and east of the site. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.](#)
- [A TPO was placed on the woodland in the northern part of the site in November 2014](#)
- [Overhead power lines](#)
- [There is suspected contamination at Kiln Farm due to brick and tile works. A contamination assessment required.](#)
- [As the site is underlain with clay a methodology for foundation design would be required](#)

Site Assessment

Parish Council consultation response:	The Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. The Parish Council considers that some infill development in this area would not be completely inappropriate, although they would not like to see a large development. Access could be taken from Craven Close; although on street parking is common on this road, which could be an issue. At the preferred options consultation the Parish Council added that the site provides a habitat for Great Crested Newts, expressed concerns over viability and provision of affordable housing and also the impact on the village of additional traffic.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	The Landscape Sensitivity Assessment (2011) Landscape Assessment indicates that the site is suitable for development subject to the protection and enhancement of boundary hedgerows and trees and the protection of the ditch along the northern boundary.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	Site lies with the EA's groundwater vulnerability zone although there is no record of groundwater flooding at this location EA maps show that some adjacent properties are at risk of flooding, but not from surface water run off from this site. The maps are based on local topography and would not take account of any potential flows from the accumulation of surface water due to underlying clay
	Groundwater flood risk	N <u>U</u>	
	Surface water flood risk	N <u>U</u>	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N <u>U</u>	Suspected contamination at Kiln Farm due to brick and tile works. A contamination assessment required.
	Other	N	
Highways / Transport	Access issues	N	Access could be achieved from Craven Close. Consideration of exiting on street parking may be required. It is considered that an access with the appropriate 2.4 x 43 metre sight lines can be achieved from Layland's Green. A footway can also be continued southwards on the eastern side of Layland's Green.
	Highway network suitability	Y <u>N</u>	Development is not anticipated to have There would not be a significant wider traffic impact on the wider highway network. Most of the traffic to and from the site will travel north to and from Burtons Hill and Newbury Street. The Burtons Hill / Newbury Street junction would seem acceptable with regards to sight lines. Sight lines are however restricted to the right at the Newbury Street / Station Road junction.
	Public Transport network	Y	Kintbury is serviced by a railway line, and infrequent bus services (2 hourly) between Newbury and Hungerford. Bus service number 3 passes nearby along Holt Road and Newbury Street providing up to five services each way between Newbury and Hungerford with bus stops existing along Newbury Street and Holt Road. Kintbury train station is 1,240 metres walking distance from the site.
	Footways/Pavements	U	There are narrow intermittent pavements through the village. Footways exist along Burtons Hill up to Newbury Street. A footway exists along most, but not all of Newbury Street that would link into Kintbury village centre. Although footways do not exist along all of Newbury Street, in rural areas footways are often not provided. Also along Newbury Street, the road width and parked cars do ensure that vehicle speeds are kept lower that reduces concerns on safety for pedestrians. There is an alternative pedestrian route through Gainsborough Avenue and Hop Gardens onto Newbury Street. However the route is not a right of way through the GP surgery car park, but it should always be available.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity facilities
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to facilities for children
Ecology / Environmental / Geological	Protected species	N <u>U</u>	Within 250m of a Great Crested Newt site BAP Habitat
	Ancient woodland	N	
	Tree Preservation Orders	N <u>Y</u>	A TPO (201/21/0849) was placed on the woodland in the northern part of the site on 11th November 2014
	Local Wildlife Site	N	Within 250m of a Local Wildlife Site (LWS) (on opposite side of road)
	Nature Reserve	N	The LWS is also a BBOWT owned nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. An extended Phase 1 habitat survey will be required. Ponds within 250m to the south and east of the site should also be surveyed for CGN
Relationship to surrounding area	Other (eg. BOA)	Y	Site is within a Biodiversity Opportunity Area
	Relationship to settlement	U <u>Y</u>	Site is quite well related to the existing settlement. There is an opportunity to integrate the development with the existing street scene along Layland's Green.

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N Y	Overhead cables cross the site
	Water supply	U Y	Thames Water has no concerns No comments made on this site
	Wastewater	U Y	Thames Water has no concerns No comments made on this site
	Groundwater source protection zone (SPZ)	Y	SPZ2. High risk of contamination to groundwater
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	Area of former clay workings to the south and south east of the site
Relationship to / in combination effects of other sites	List of neighbouring sites: KIN006, KIN009, KIN015	This site would only be allocated as part of a wider site in conjunction with KIN006.	
Other (anything else to be considered)	Should be considered in conjunction with KIN006.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN007	Site Address:	Land east of Layland's Green, Kintbury	Development Potential:	7-8 dwellings Approx 10 dwellings when considered as a combined site with KIN006
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability
	Will it increase opportunities for access to sports facilities?	+	The site is relatively close to the leisure centre (Jubilee Leisure Centre and playing fields)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The village is served by a railway station and a 2 hourly bus service between Newbury and Hungerford		The proximity to local services and facilities means that the site should have a positive economic sustainability. In addition employment opportunities can be accessed via rail
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. There are public transport opportunities within the village – there is a 2 hourly bus service and railway station. However, the degree of car dependency is still likely to be high.		Kintbury does offer travel choices given the proximity of the railway station. There are opportunities for walking and cycling and a bus service to and from the village, all of which have a positive impact on sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	?	The site lies very close to a Local Wildlife Site which is also a BBOWT	An extended Phase 1 habitat survey required. In addition, all	While the site is very small, there would be potential for

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire?		nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. The site is within a Biodiversity Opportunity Area. and within 250m of a great crested newt site	ponds within 250m of the site to the south and east would need to be surveyed for Great Crested Newts. Great crested newt survey required	a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and appropriate avoidance and mitigation measure were implemented so that any protected species were not adversely affected.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB. The Landscape Sensitivity Assessment (LSA) (2011) indicates that development of this site would be acceptable subject to protection and enhancement measures. A TPO (201/21/0849) was placed on the woodland in the northern part of the site on 11th November 2014	Landscape Assessment LSA indicates the following protection and enhancement would be required: - protection and enhancement of boundary hedgerows and trees - protection of the ditch	Mitigation measures would also need to be put into place to protect the woodland TPO in the northern part of the site.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is in keeping with the existing settlement pattern in Kintbury although would discontinue the linear nature of development along Layland's Green <small>small in scale</small> and development is unlikely to have an impact upon the character of the built environment	Development should be sensitively designed. There is an opportunity to integrate the development with the existing street scene along Layland's Green	Development of the site is unlikely to have an impact on any element of sustainability although has the potential to improve the built environment through a well designed scheme.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		There would be potential for a negative impact on environmental sustainability unless the site was developed in accordance with the contamination assessment Development of the site is unlikely to
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0?	Unlikely to have an impact Suspected contamination at Kiln Farm due to brick and tile works.	A contamination assessment required.	
	Will there be an impact on	0?	It is within a Source Protection Zone	The EA has no in principle	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	water quality?		(SPZ2) with a high risk of contamination to groundwater Unlikely to have an impact	objections to development in SPZs.	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?	-	Site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0-?	The site lies within the EA's groundwater vulnerability zone although there is no record of groundwater flooding on the site itself. The underlying clay is likely to mean an engineered drainage solution will be required to manage surface water drainage. is not at risk from flooding	A FRA and appropriate flood mitigation measures including SuDS would need to be provided. A methodology for foundation design would need to be provided.	A FRA will highlight the mitigation measures required to minimise the risk of flooding. Flooding can have a negative impact on all elements of sustainability unless appropriate mitigation measures can be put in place. Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			The development of the site for housing will have an overall neutral effect on economic sustainability.		the longer term.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site is well related to the exiting settlement close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. [Development on this site has the potential to improve the built environment through a well designed scheme.](#)

[There is also the potential for a negative impact on environmental sustainability due to the site's location is within the AONB. However, a LSA has been carried out which concludes that the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. As the site is close to a site with Great Crested Newts, there is therefore also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented as set out in the assessments. Mitigation measures would also need to be put into place to remove any potential negative impacts on environmental sustainability for the woodland TPO on KIN007.](#)

[There is the potential for a negative impact on environmental sustainability unless the site is developed in line with the outcome of the contamination assessment.](#)

[Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.](#)

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Kintbury

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
Site ID:	KIN007	Site Address:	Land to the east of Layland's Green, Kintbury	Development Potential:	9 dwellings (0.44ha at 20dph) Approx 10 dwellings when considered as a combined site with KIN006

Recommendation:

The site is recommended for allocation as part of a wider allocation with KIN006

Justification:

The site is well related to the existing settlement and local services and facilities. [The site has a very close relationship with KIN006 and together the sites have the potential for approximately 10 dwellings. Vehicular access from Layland's Green would need to be obtained through KIN006. Both sites are within the same land ownership which would assist with deliverability.](#)

[Whilst the site is within the AONB, a Landscape Sensitivity Assessment has been carried out that indicates that development on the site would be acceptable in landscape terms, subject to mitigation measures to ensure the protection and enhancement of existing landscape features.](#)

[The site has been identified by the Environment Agency as lying within a groundwater vulnerability zone. The site is also underlain by clay. As a result a Flood Risk Assessment \(FRA\) would be required to support a planning application, along with the implementation of appropriate flood risk mitigation measures.](#)

[The site is close to Kintbury Newt Ponds which hosts a large population of Great Crested Newts. An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required to cover all ponds within 250m south and east of the site. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.](#)

[TPO \(201/21/0849\) was placed on the woodland in the northern part of the site on 11th November 2014. This would need to be protected as part of any development and would mean that access to the site would be through KIN006 from Layland's Green.](#)

[There is suspected contamination at Kiln Farm due to the old brick and tile works and so a contamination assessment would be required.](#)

[The site is underlain with clay and so a methodology for foundation design would be required](#)

Discussion:

Site Description:

The site is located to the south of Kintbury, close to local services and facilities including open countryside. [Overhead cables cross the site.](#)

Landscape:

The site is within the AONB. The Landscape [Sensitivity](#) Assessment (2011) indicates that development would be acceptable as long as the [boundary hedgerows and trees and the ditch which runs along the northern boundary were protected and enhanced.](#) ~~protection and enhancement measures as listed in the assessment are adhered to.~~

[A TPO \(201/21/0849\) was placed on the woodland in the northern part of the site on 11th November 2014 which means that access to the site would need to be through KIN006 from Layland's Green.](#)

Flood Risk:

The site is within Flood Zone 1. [The site is shown on the Environment Agency's groundwater vulnerability map. A FRA and SuDS](#) would need to be provided.

[The site is shown on the Environment Agency's groundwater vulnerability map although we have no records of groundwater flooding at this location. The properties adjacent to the site are shown to be at risk](#)

Site Selection – Site Commentary

of surface water flooding on the EA surface water flood map but it does not show any surface water run-off from the site. However, the surface water flood map is based on local topography and would not take account of potential flows from the accumulation of surface water due to underlying clay. Clay soil would mean foundations would need to be much deeper and include protection against clay heave and maybe suspended ground floors. Clay soil would also restrict the scope for sustainable drainage systems which would mean that surface water from the site would have to be piped directly into existing surface water drains. A methodology for foundation design should be submitted.

Highways /Transport:

It is considered that an access with the appropriate 2.4 x 43 metre sight lines can be achieved from Layland's Green. A footway can also be continued southwards on the eastern side of Layland's Green. The traffic generated is not expected to have a significant impact on the wider highway network. Most of the traffic to and from the site will travel north to and from Burtons Hill and Newbury Street. The Burtons Hill / Newbury Street junction would seem acceptable with regards to sight lines. Sight lines are however restricted to the right at the Newbury Street / Station Road junction. The site is close to Kintbury railway station which provides links to London and the west country. There is an infrequent bus service (2 hourly) linking Kintbury with Newbury and Hungerford. Bus service number 3 passes nearby along Holt Road and Newbury Street providing up to five services each way between Newbury and Hungerford with bus stops existing along Newbury Street and Holt Road. Kintbury train station is 1,240 metres walking distance from the site.

~~There are local opportunities for walking and cycling within the village.~~ There are narrow intermittent pavements through the village. Footways exist along Burtons Hill up to Newbury Street. A footway exists along most, but not all of Newbury Street that would link into Kintbury village centre. Although footways do not exist along all of Newbury Street, in rural areas footways are often not provided. Also along Newbury Street, the road width and parked cars do ensure that vehicle speeds are kept lower that reduces concerns on safety for pedestrians. There is an alternative pedestrian route through Gainsborough Avenue and Hop Gardens onto Newbury Street. However the route is not a right of way through the GP surgery car park, but it should always be available.

~~Bus stops exist nearby that can be reached by pedestrians.~~

Ecology:

The site lies very close to a Local Wildlife Site which is also a BBOWT nature reserve (Kintbury Newt Ponds) and which hosts a large breeding population of Great Crested Newts. The Council's Ecologist does not consider that the fields are BAP habitat, but, being grass, could be a good Barn Owl feeding area. Local environmental records indicate that Great Crested Newts are using the area around the site so it may be possible that they are also be using the site in their terrestrial phase. An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required to cover all ponds within 250m south and east of the site. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.

The pit in the north of the site (in KIN007) should be developed into a permanent pond as part of a SuDS scheme and a corridor left for newts along the northern boundary.

The site is within a Biodiversity Opportunity Area and so the Council will pursue net gains for biodiversity in accordance with Core Strategy Policy CS17. The site is within 250m of a great crested newt site and a Local Wildlife Site. A great crested newt survey would be required.

Archaeology:

No known archaeological issues.

Education:

Local primary school provision is close to or at capacity. No comments made regarding secondary school provision.

Environmental Health:

~~No known air or noise or contamination issues.~~ There is suspected contamination at Kiln Farm due to the old brick and tile works and so a contamination assessment would be required.

Minerals and Waste:

No known mineral or waste issues. There is an area of former clay workings to the south and south east of the site

Site Selection – Site Commentary

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

~~No comments made on this site. Comments made on KIN007 are considered to be similar.~~ The site is in SPZ2, with a high risk of contamination to groundwater. [The EA has no in principle objections to development in SPZs.](#)

Thames Water:

~~No comments made on this site.~~ [Thames Water has not raised any concerns regarding water supply/waste water services for this site.](#)

Parish Council:

The Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. The Parish Council considers that some infill development in this area would not be completely inappropriate, although they would not like to see a large development. Access could be taken from Craven Close; although on street parking is common on this road, which could be an issue. [At the preferred options consultation the Parish Council added that the site provides a habitat for Great Crested Newts, expressed concerns over viability and provision of affordable housing and also the impact on the village of additional traffic.](#)

Preferred options Consultation – key issues

[17 responses were received for the site. The main issues raised were regarding:](#)

- [Principle of development](#)
- [Flooding](#)
- [Biodiversity](#)
- [Highways and road safety](#)
- [Infrastructure](#)

[For the consultation responses and the Council's response, please see the Statement of Consultation](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant sustainability issues with this site. The site is well related to the existing settlement close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. [Development on this site also has the potential to improve the built environment through a well designed scheme.](#)

~~The site is within the AONB close to a site with great crested newts, there is potential for a negative impact on environmental sustainability, unless appropriate mitigation measures are implemented as set out in the assessments.~~

[There is the potential for a negative impact on environmental sustainability due to the site's location within the AONB. However, a LSA has been carried out which concludes that the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented. Mitigation measures would also need to be put into place to remove any potential negative impacts on environmental sustainability for the woodland TPO on KIN007.](#)

[There is the potential for a negative impact on environmental sustainability unless the site is developed in line with the outcome of the contamination assessment.](#)

[Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.](#)

[The development of the site for housing would have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site was promoted as one of a number of sites in this area of Kintbury, promoted as a whole and individually. Development would be in a range of dwellings and include affordable housing.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN008	Site Address:	Land to the east of Layland Green and south of Holt Road, Kintbury
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Development Potential:	13 dwellings (0.64ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – only a small part of the site is considered suitable for development
- [Only a narrow wedge at the western end of the site from the eastern corner of KIN009 to the edge of the settlement on Holt Road should be considered in conjunction with KIN006, KIN007 and KIN009](#)
- Flood risk (ground and surface water)
- [The site lies within a groundwater emergence zone and an EA groundwater vulnerability zone. A FRA required.](#)
- [The site is close to a Great Crested Newt breeding site. An extended Phase 1 habitat survey required with an additional Great Crested Newt survey](#)

Site Assessment

Parish Council consultation response:	Parish Council does not wish to see the village extended to the east / south east.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	P	Potential–The Landscape Sensitivity Assessment (LSA) indicates that only a very small part of the site would be suitable for development. This has been taken into account in the area and development potential indicated for the site.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Site lies within a groundwater emergence zone. Site lies within the EA's groundwater vulnerability zone.
	Surface water flood risk	Y	
	Critical Drainage Area	N	
	Air Quality	N	
Contamination / pollution	Contaminated Land	N	
	Other	N	
	Access issues	N-U	Access would need to come via Craven Close, through KIN007. Consideration of existing on street parking would be required. Access would need to be achieved through KIN006 and 007 from Layland's Green
Highways / Transport	Highway network suitability	Y-N	Considering the expected size of development it is not anticipated that there would be any significant impacts on the wider highway network.
	Public Transport network	Y	Kintbury is serviced by a railway line, and infrequent bus services (2 hourly) between Newbury and Hungerford. Bus service number 3 passes nearby along Holt Road and Newbury Street providing up to five services each way between Newbury and Hungerford. Bus stops

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
		exist nearby that can be reached by pedestrians	
	Footways/Pavements	U	There are narrow intermittent pavements through the village. Existing footways are available nearby that the site can connect onto.
Landscape	Located in AONB	Y	
	Located within a area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	
	Rights of Way affected	N	
	Play areas nearby	A-N	Site is more than 800m from play facilities for children.
Ecology / Environmental / Geological	Protected species	U	The Council's Ecologist has identified that a reptile survey is required Within 250m of a Great Crested Newt site
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	Within 250m of Local Wildlife Site (LWS) (Kintbury Newt Ponds)
	Nature Reserve	N	The LWS is also a BBOWT owned nature reserve which hosts a large breeding population of Great Crested Newts (GCN). An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.
	Other (eg. BOA)	A-Y	A very small part of the southern part of the site is within a Adjacent to Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	U	The western part of the site is well connected to the settlement edge but development of the whole site would be out of scale with most of Kintbury
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ2. High risk of contamination to groundwater.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	List of neighbouring sites: KIN009, KIN007, KIN010, KIN015, KIN005, KIN002		Site is not that well related to the existing settlement without development taking place on some adjacent sites.
Other (anything else to be considered)			Only a narrow wedge at the western end of the site from the eastern corner of KIN009 to the edge of the settlement on Holt Road part of the site only should be considered in conjunction with KIN006, KIN007 and KIN009

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN008	Site Address:	Land to the east of Layland Green and south of Holt Road, Kintbury	Development Potential:	13 dwellings (0.64ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability
	Will it increase opportunities for access to sports facilities?	+	The site is <u>relatively</u> close to the leisure centre (Jubilee Leisure Centre and playing fields)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The village is served by a railway station and a 2 hourly bus service between Newbury and Hungerford		The proximity to local services and facilities means that the site should have a positive economic sustainability. In addition employment opportunities can be accessed via rail
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. There are public transport opportunities within the village – there is a 2 hourly bus service and railway. However, the degree of car dependency is still likely to be high.		Kintbury does offer travel choices given the proximity of the railway station. There are opportunities for walking and cycling and a bus service to and from the village
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	There are no known protected species on the site. The site lies close to a Local Wildlife Site which is also a BBOWT nature	An extended Phase 1 habitat survey with an additional Great Crested Newt survey required. Reptile survey required	Without mitigation measures as set out in the Landscape Assessment There would be potential

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?		<p>reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. A very small part of the site is within a Biodiversity Opportunity Area.</p> <p>The site is located within the AONB. The Landscape Sensitivity Assessment (LSA) (2011) indicates that the site as a whole could not be developed without harming the AONB. A narrow wedge at the western end from the eastern corner of KIN009 to the edge of the settlement on Holt Road could be developed in conjunction with KIN009, 006 and 007, thus linking to Layland's Green for access and subject to the protection of certain landscape features. development of this site would be acceptable on a limited area only</p>	<p>Landscape assessment LSA indicates the following protection enhancement would be required:</p> <ul style="list-style-type: none"> - the small western part of this site and possibly the north edge against the settlement edge could be pursued in conjunction with the sites to the west - Protection of boundary hedgerows and trees - Views from the surrounding countryside would need to be carefully considered - New planting would be important in integrating the buildings into the landscape - Careful design in scale with the settlement 	<p>for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and appropriate avoidance and mitigation measure were implemented so that any protected species were not adversely affected.</p>
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?	?	<p>If the whole site was developed, there would be an impact upon the landscape, however as the Landscape Assessment has ruled out much of the sit as being suitable, this is unlikely. Nonetheless, impact will depend upon what comes forward. The western part of the site is well connected to the settlement edge but development of the whole site would be out of scale with most of Kintbury and would constitute an unacceptable expansion of the settlement .</p>	<p>Development of a very small part of the site could offer an opportunity to soften this edge of the village and should be sensitively designed</p>	<p>There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment Development of the site is unlikely to have an impact on any element of sustainability.</p>

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets on or near to the site		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0?	It is within a Source Protection Zone (SPZ2) with a high risk of contamination to groundwater Unlikely to have an impact	The EA has no in principle objections to development in SPZs.	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site lies within a groundwater emergence zone. The site lies within the EA's groundwater vulnerability zone. The site is at risk from surface water and groundwater flooding	A FRA and appropriate flood mitigation measures including SuDS would need to be provided.	A FRA will highlight the mitigation measures required to minimise the risk of flooding. Flooding can have a negative impact on all elements of sustainability unless

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					appropriate mitigation measures can be put in place.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site is close to local services and facilities with opportunities for walking and cycling, which give a positive impact on sustainability.

The site is within the AONB, the landscape assessment indicates that only a small part of the site would be suitable for development without a significant impact on the character of the landscape and therefore, have a negative impact on environment sustainability. Mitigation measures would be required on the small area of the site to ensure there wasn't a negative impact on sustainability. The site is at risk from ground and surface water flooding, without appropriate mitigation, this would have a negative impact on all elements of sustainability.

[There is also the potential for a negative impact on environmental sustainability due to the site's location within the AONB. A LSA has been carried out which concludes that although the western part of the site is well connected to the settlement edge, development of the whole site would be out of scale with most of Kintbury and would constitute an unacceptable expansion of the settlement.](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented.

The site lies within a groundwater emergence zone. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Kintbury

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
Site ID:	KIN008	Site Address:	Land to the east of Laylands Green and south of Holt Road, Kintbury	Development Potential:	13 dwellings (0.64ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

[The western part of the site is well connected to the settlement edge but development of the whole site would be out of scale with most of Kintbury.](#) Only a very small area of the site is suitable for development in landscape terms. The site would need to be developed alongside other sites to improve its relationship to the existing settlement and gain access.

Other sites in Kintbury are considered more appropriate for development.

[The site has been identified by the Environment Agency as lying within a groundwater emergence zone. As a result a Flood Risk Assessment \(FRA\) would be required to support a planning application, along with the implementation of appropriate flood risk mitigation measures.](#)

[The site is close to Kintbury Newt Ponds which hosts a large population of Great Crested Newts. An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.](#)

Discussion:

Site Description:

The site is located to the south east of Kintbury, close to local services and facilities including open countryside.

Landscape:

The site is located in the AONB. The Landscape Assessment indicates that [the western part of the site is well connected to the settlement edge but development of the whole site would be out of scale with most of Kintbury. Only a narrow wedge at the western end of the site from the eastern corner of KIN009 to the edge of the settlement on Holt Road should be considered in conjunction with KIN006, KIN007 and KIN009.](#) The Landscape Assessment also sets out the mitigation measures that would be required should development take place.

Flood Risk:

The site is in flood zone 1, but at risk from ground and surface water flooding. [The site lies within a groundwater emergence zone.](#) A FRA would be required and SuDS would need to be provided.

Highways /Transport:

Access to the site would require adjacent sites to be developed.

Considering the expected size of the development, no significant impact on the wider highway network is anticipated.

The site is close to Kintbury railway station which provides links to London and the west country. Bus service number 3 (2 hourly) passes nearby along Holt Road and Newbury Street providing up to five services each way between Newbury and Hungerford. Bus stops exist nearby that can be reached by pedestrians.

There are local opportunities for walking and cycling within the village. Existing footways are available nearby that the site can connect onto.

Ecology:

~~Potential for reptiles on the site. A reptile survey would be required.~~

Site Selection – Site Commentary

~~The site is within a Biodiversity Opportunity Area.~~

[The site lies close to a Local Wildlife Site which is also a BBOWT nature reserve \(Kintbury Newt Ponds\) and which hosts a large breeding population of Great Crested Newts. An extended Phase 1 habitat survey would be required and an additional survey for Great Crested Newts.](#)

[A very small part of the site is within a Biodiversity Opportunity Area and so the Council will pursue net gains for biodiversity in accordance with Core Strategy Policy CS17.](#)

Archaeology:

No known archaeology issues

Education:

Local primary provision is close to or at capacity. No comments made about secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

~~No specific comments have been made on this site.~~ [The site is in SPZ2, with a high risk of contamination to groundwater. The EA has no in principle objections to development in SPZs](#)

Thames Water:

No comments have been made on this site

Parish Council:

Parish Council do not wish to see the village extended to the east / south east.

[Preferred options Consultation – key issues](#)

[1 response was received for the site. The main issue raised was regarding:](#)

- [Principle of development](#)

[For the consultation responses and the Council's response, please see the Statement of Consultation](#)

SA/SEA:

There are no significant sustainability issues with this site. The site is close to local services and facilities with opportunities for walking and cycling, which give a positive impact on sustainability. ~~The site is within the AONB, the Landscape Assessment indicates that only a small part of the site would be suitable for development without a significant impact on the character of the landscape and therefore, have a negative impact on environment sustainability. Mitigation measures would be required on the small area of the site to ensure there wasn't a negative impact on sustainability. The site is at risk from ground and surface water flooding, without appropriate mitigation this would have a negative impact on all elements of sustainability.~~

[There is also the potential for a negative impact on environmental sustainability due to the site's location within the AONB. A LSA has been carried out which concludes that although the western part of the site is well connected to the settlement edge, development of the whole site would be out of scale with most of Kintbury and would constitute an unacceptable expansion of the settlement.](#)

[As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented. The site lies within a groundwater emergence zone. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.](#)

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Site Selection – Site Commentary

Proposed development (from SHLAA submission):

The site was promoted as one of a number of sites in this area of Kintbury, promoted as a whole and individually. Development would be in a range of dwellings and include affordable housing.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN009	Site Address:	Land to the east of Layland Green, Kintbury
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Development Potential:	16 dwellings (0.8ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- AONB
 - Flood risk (ground water)
 - [Site is not that well related to the existing settlement without development taking place on adjacent sites](#)
 - [Access would need to be achieved through KIN006 and 007 from Layland's Green](#)
 - [There is suspected contamination at Kiln Farm due to brick and tile works. A contamination assessment required.](#)
 - [Part of the site lies within a groundwater emergence zone and an EA groundwater vulnerability zone. A FRA required.](#)
 - [As the site is underlain with clay a methodology for foundation design would be required](#)

Site Assessment

Parish Council consultation response:	The Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. The Parish Council considers that some infill development in this area would not be completely inappropriate, although they would not like to see a large development.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Landscape Assessment indicates development on this site would be acceptable. The Landscape Sensitivity Assessment (2011) indicates that the site is suitable for development subject to the protection and enhancement of certain landscape features
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	A small part of the site is adjacent to the settlement boundary

*Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	A small part of the north eastern area of the site is within a groundwater emergence zone Site lies with the EA's groundwater vulnerability zone
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N <u>U</u>	Suspected contamination at Kiln Farm due to brick and tile works. A contamination assessment required.
	Other	N	
Highways / Transport	Access issues	N	Access would need to come via Craven Close through KIN007. Consideration of existing on street parking would be required. Access would need to be achieved through KIN006 and 007 from Layland's Green
	Highway network suitability	N <u>Y</u>	Considering the expected size of development it is not anticipated that there would be any significant impacts on the wider highway network.
	Public Transport network	Y	Kintbury is serviced by a railway line, and infrequent

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
		bus services (2 hourly) between Newbury and Hungerford. Bus service number 3 passes nearby along Holt Road and Newbury Street providing up to five services each way between Newbury and Hungerford. Bus stops exist nearby that can be reached by pedestrians	
	Footways/Pavements	U	There are narrow intermittent pavements through the village. Existing footways are available nearby that the site can connect onto.
Landscape	Located in AONB	Y	
	Located in an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	
	Rights of Way affected	N	
	Play areas nearby	Y	
Ecology / Environmental / Geological	Protected species	N-U	Within 250m of a great crested newt site
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	Within 250m of Local Wildlife Site (LWS) (Kintbury Newt Ponds)
	Nature Reserve	N	The LWS is also a BBOWT owned nature reserve which hosts a large breeding population of Great Crested Newts (GCN). An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.
	Other (eg. BOA)	Y	Within Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	U	Site is not that well related to the existing settlement without development taking place on adjacent sites.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	Thames Water not consulted on this site
	Wastewater	U	Thames Water not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	Area of former clay workings to the south of the site
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> KIN007, KIN006, KIN015, KIN010, KIN008		Site is not that well related to the existing settlement without development taking place on some adjacent sites.
Other (anything else to be considered)			Should only be considered in conjunction with KIN006 and KIN008 (in part) and KIN007

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN009	Site Address:	Land to the east of Layland Green, Kintbury	Development Potential:	16 dwellings (0.8ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre (Jubilee Leisure Centre and playing fields)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The village is served by a railway station and a 2 hourly bus service between Newbury and Hungerford		The proximity to local services and facilities means that the site should have a positive economic sustainability. In addition employment opportunities can be accessed via rail
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. There are public transport opportunities within the village – there is a 2 hourly bus service and railway. However, the degree of car dependency is still likely to be high.		Kintbury does offer travel choices given the proximity of the railway station. There are opportunities for walking and cycling and a bus service to and from the village, all of which have a positive impact on sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site lies close to a Local Wildlife Site which is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. The site is	An extended Phase 1 habitat survey required. In addition, a Great Crested Newts survey required	Without mitigation measures as set out in the Landscape Assessment there would be potential for a negative impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			within 250m of a great crested newt site BAP Habitat. The site also falls within a Biodiversity Opportunity Area		environmental sustainability. There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and appropriate avoidance and mitigation measure were implemented so that any protected species were not adversely affected.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB. The Landscape Sensitivity Assessment (LSA) (2011) indicates that development of this site would be acceptable subject to protection and enhancement measures	Landscape Assessment indicates the following protection and enhancement would be required: - Boundary hedgerows and trees and could be in conjunction with neighbouring sites. - Views from the surrounding countryside would need to be carefully considered and - New planting would be important in integrating the buildings into the landscape	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Small in scale so likely to be a neutral impact. Development would not be out of keeping with the existing settlement pattern	Development should be sensitively designed	Development of the site is unlikely to have an impact on any element of sustainability although has the potential to improve the built environment through a well designed scheme.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets on or near to the site		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		There would be potential for a negative impact on environmental sustainability unless the site was developed in accordance
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on	0?	Unlikely to have an impact	A contamination assessment	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	soil quality?	0-2	Suspected contamination at Kiln Farm due to brick and tile works.	required.	with the contamination assessment Development of the site is unlikely to have an impact on any element of sustainability.
	Will there be an impact on water quality?		It is within a Source Protection Zone (SPZ2) with a high risk of contamination to groundwater Unlikely to have an impact	The EA has no in principle objections to development in SPZs.	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport. development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	A small part of the north eastern area of the site is within a groundwater emergence zone. The site lies within the EA's groundwater vulnerability zone.	A FRA and appropriate flood mitigation measures including SuDS would need to be provided	A FRA will highlight the mitigation measures required to minimise the risk of flooding. Flooding can have a negative impact on all elements of sustainability unless appropriate mitigation can be put in place. measures should reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			The development of the site for housing will have an overall neutral effect on economic sustainability.		business development in the longer term.
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities with opportunities for walking and cycling, giving a positive impact on sustainability. [Development on this site has the potential to improve the built environment through a well designed scheme.](#)

~~The site is located in the AONB close to a site with great crested newts, without appropriate mitigation measures development could have a negative impact on environmental sustainability. The site is at risk from groundwater flooding. Flood risk can have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.~~

[There is also the potential for a negative impact on environmental sustainability due to the site's location](#) is within the AONB. [However, a LSA has been carried out which concludes that the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures.](#) As the site is close to a site with Great Crested Newts, there is therefore [also](#) potential for a negative impact on environmental sustainability, unless appropriate [avoidance and](#) mitigation measures are implemented ~~as set out in the assessments.~~

[Part of the site is within a groundwater emergence zone. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.](#)

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Kintbury

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
Site ID:	KIN009	Site Address:	Land to the east of Layland Green, Kintbury	Development Potential:	16 dwellings (0.8ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site would need to be allocated and developed as part of a wider allocation to improve the site's relationship to the existing settlement [and gain access](#). Development of a larger group of sites would be out of keeping with the role and function of Kintbury as a service village. [Other sites in Kintbury are considered more appropriate for development](#).

[Whilst the site is within the AONB, a Landscape Sensitivity Assessment has been carried out that indicates that development on the site would be acceptable in landscape terms, subject to mitigation measures to ensure the protection and enhancement of existing landscape features.](#)

[A small part of the north eastern area of the site lies within a groundwater emergence zone. The site has been identified by the Environment Agency as lying within a groundwater vulnerability zone. As a result a Flood Risk Assessment \(FRA\) would be required to support a planning application, along with the implementation of appropriate flood risk mitigation measures.](#)

[The site is close to Kintbury Newt Ponds which hosts a large population of Great Created Newts. An Extended Phase 1 Habitat Survey would therefore be required together with a survey of all ponds within 250m to the south and east of the site for Great Created Newts.](#)

[There is suspected contamination at Kiln Farm due to the old brick and tile works and so a contamination assessment would be required.](#)

[The site is underlain with clay and so a methodology for foundation design would be required](#)

Discussion:

Site Description:

The site is located to the south of Kintbury, close to local services and facilities, including open countryside.

Landscape:

The site is located in the AONB. The Landscape [Sensitivity](#) Assessment (2011) indicates that development on the site would be appropriate as long as the mitigation measures set out in the assessment are adhered to.

Flood Risk:

The site is in flood zone [1](#), but [a small part of the north eastern area of the site lies within the in a groundwater emergence zone](#). A FRA would be required and SuDS would need to be provided. [Clay soil would mean foundations would need to be much deeper and include protection against clay heave and maybe suspended ground floors. Clay soil would also restrict the scope for sustainable drainage systems which would mean that surface water from the site would have to be piped directly into existing surface water drains. A methodology for foundation design should be submitted.](#)

Highways /Transport:

Access to the site would require adjacent sites to be developed.

Considering the expected size of the development, no significant impact on the wider highway network is anticipated.

The site is close to Kintbury railway station which provides links to London and the west country. Bus service number 3 (2 hourly) passes nearby along Holt Road and Newbury Street providing up to five services each way between Newbury and Hungerford. Bus stops exist nearby that can be reached by pedestrians.

Site Selection – Site Commentary

There are local opportunities for walking and cycling within the village. Existing footways are available nearby that the site can connect onto.

Ecology:

~~Within 250m of a great crested newt site BAP habitat. A great crested newt survey would be required.~~
The site lies close to a Local Wildlife Site which is also a BBOWT nature reserve (Kintbury Newt Ponds) and which hosts a large breeding population of Great Crested Newts. An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.

The site is within a Biodiversity Opportunity Area and so the Council will pursue net gains for biodiversity in accordance with Core Strategy Policy CS17.

Archaeology:

No known archaeological issues

Education:

Local primary school provision is close to or at capacity. No comments made on secondary school provision.

Environmental Health:

~~No known air or noise or contamination issues.~~ There is suspected contamination at Kiln Farm due to the old brick and tile works and so a contamination assessment would be required.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is in SPZ2. The EA has no in principle objections to development in SPZs.

Thames Water:

No comments made on this site

Parish Council:

The Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. The Parish Council considers that some infill development in this area would not be completely inappropriate, although they would not like to see a large development.

Preferred options Consultation – key issues

1 response was received for the site. The main issue raised was regarding:

- Principle of development

For the consultation responses and the Council's response, please see the Statement of Consultation

SA/SEA:

~~The site is located in the AONB close to a site with great created newts, without appropriate mitigation measures development could have a negative impact on environmental sustainability. The site is at risk from groundwater flooding. Flood risk can have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.~~

The SA/SEA indicates a predominantly neutral impact. There are no significant sustainability issues with this site. The site is close to local services and facilities with opportunities for walking and cycling, giving a positive impact on sustainability. Development on the site has the potential to improve the built environment through a well designed scheme. There is also the potential for a negative impact on environmental sustainability due to the site's location within the AONB. However, a LSA has been carried out which concludes that the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. As the site is close to a site with

Site Selection – Site Commentary

Great Crested Newts, there is also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented. Part of the site is within a groundwater emergence zone. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Proposed development (from SHLAA submission):

The site was promoted as one of a number of sites in this area of Kintbury, promoted as a whole and individually. Development would be in a range of dwellings and include affordable housing.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN010	Site Address:	Land to the east of Layland Green, Kintbury
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Development Potential:	49 dwellings (2.45ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- [Poor](#) relationship to [existing](#) settlement – site is not adjacent to the settlement without other sites being developed
- [Potential impact on the natural beauty and special qualities of the AONB](#)

Site Assessment

Parish Council consultation response:	Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. The Parish Council do not want to see the village extended to the east / south east.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	U	Unknown. Landscape Sensitivity Assessment (LSA) not undertaken as the site was assessed as not currently developable in the SHLAA. LSAs on KIN015 and KIN008 concluded that the areas adjacent to this site could not be developed without causing significant harm to the natural beauty of the AONB
SHLAA Assessment	Not currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	The site is not adjacent to the settlement boundary and is detached from the current settlement

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN011	Site Address:	Land adjoining The Haven, Kintbury
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Development Potential:	Approx 20-2 dwellings (10.8ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB
- Significant Highway concerns
- Flood risk (groundwater)
- [Only part of the site \(the northern part - as submitted\) would be considered suitable for potential development](#)
- [The site lies within a groundwater emergence zone and an EA groundwater vulnerability zone. A FRA required.](#)
- [Sight lines are poor at the Inkpen Road/The Haven junction. If the required visibility splays can be achieved from land within Sovereign's control then this issue can be resolved.](#)
- [Access to the site from The Haven is proposed through an area which currently provides access to a set of garages. If any of these garages are to be removed then this provision will need to be replaced. This may reduce the potential capacity of the site.](#)
- Although the Inkpen Road / High Street junction is restricted regarding width and sight lines and extensive on street car parking within the High Street also limits potential for additional traffic flow, [it is not considered that the increase in traffic at this junction \(in relation to all the existing traffic using this junction\) is of significant concern.](#)
- [The site is close to a Great Crested Newt breeding site. An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey would also be required. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.](#)
- [Thames Water has concern regarding water supply infrastructure. A water supply strategy would be required.](#)

Site Assessment

Parish Council consultation response:	<p>Access to the site has been left at the end of The Haven, although the road is narrow. Access along the track between KIN011 and KIN016 would not be acceptable. Parish Council thought that Sovereign Housing may have some involvement in the site. The site is well screened and cannot really be seen from the wider countryside. There could be some potential for wider development of The Haven, which was originally an area of affordable housing (much of which is now in private ownership). Development of the south of the site would leave a gap (gardens) between the existing building line and the new development. Felt that generally residents of Kintbury could see this as an easy option, although the residents of The Haven may not agree. There would not be additional need for open space as the site is adjacent to the recreation ground.</p> <p>No additional comments were made about this site at the preferred options consultation.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Landscape Assessment indicates that development on the site would be acceptable.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

*Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Part of the site lies within a groundwater emergence zone Site lies with the EA's groundwater vulnerability zone although there is no record of groundwater flooding at this location
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
	Other	N	
Highways / Transport	Access issues	N-U	Access to the site could be taken from The Haven Access is proposed onto The Haven through a set of garages. If they are to be removed, then any parking will need to be replaced. Sight lines are poor at the Inkpen Road / The Haven junction. With Inkpen Road being of good width and alignment in this location, it is likely that vehicles will travel up to 30 mph, which would require sight lines of 2.4 x 43 metres. The sight lines are much below this. If the required visibility splays can be achieved from land within Sovereign's control then this issue can be resolved.
	Highway network suitability	N	This site can accommodate 20 to 25 dwellings that will generate circa 13 to 15 daily vehicle movements during the 08.00 to 09.00 AM peak. Development is not anticipated to have a significant traffic impact on the wider highway network for this level of development. There are significant concerns about the traffic impacts of development as Most traffic to and from the site will pass through the centre of Kintbury. The Inkpen Road / High Street junction is restricted regarding width and sight lines and extensive on street car parking within the High Street also limits potential for additional traffic flow. However, it is not considered that the increase in traffic at this junction (in relation to all the existing traffic using this junction) is of sufficient concern to prevent allocation of this site for housing up to 25 dwellings. There is an awareness of there being much concern locally regarding the combined traffic impact of the site allocations in Kintbury and the potential impact of additional apartments being constructed at Inglewood. It is understood that a further 33 apartments are to be completed, which are likely to generate 13 vehicle movements between 08.00 and 09.00. It is expected that most, but not all of these to travel to and from Kintbury. This will not result in a significant traffic impact.
	Public Transport network	Y	Kintbury is serviced by a railway line, and infrequent bus services (2 hourly) between Newbury and Hungerford. Bus service number 3 passes along Inkpen Road providing up to five services each way between Newbury and Hungerford. Bus stops exist nearby that can be reached by pedestrians. Kintbury train station is 1,120 metres walking distance from the site.
	Footways/Pavements	U	There are narrow intermittent pavements through the village. Existing footways are available nearby that the site can connect onto into the centre of Kintbury
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is very close to local amenity facilities
	Rights of Way affected	N	
	Play areas nearby	Y	Site is very close to facilities for children
Ecology / Environmental / Geological	Protected species	N	The site is within 250m of a great crested newt site BAP Habitat
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	Within 250m of Local Wildlife Site (LWS) (on opposite side of the road)
	Nature Reserve	N	The LWS is also a BBOWT owned nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts (GCN). An extended Phase 1 habitat survey would be required together with further detailed

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
		surveys arising from that as necessary. A Great Crested Newt survey would also be required. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concern regarding water supply capability, in particular water resource capability. Thames Water has concern regarding water supply infrastructure. The current water supply network in this area is unlikely to be able to support the demand anticipated from this development. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. A water supply strategy would be required.
	Wastewater	Y	Thames Water has no concerns TW do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	SPZ2. High risk of contamination to groundwater
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	List of neighbouring sites: KIN013, KIN016		
Other (anything else to be considered)			Site promoter has an option for the northern part of the site.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN011	Site Address:	Land adjoining The Haven, Kintbury	Development Potential:	Approx 202 dwellings (40.8ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability
	Will it increase opportunities for access to sports facilities?	+	The site is next to a recreation ground and is also close to a leisure centre (Jubilee Leisure Centre and playing fields)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The village is served by a railway station and a 2 hourly bus service between Newbury and Hungerford		The proximity to local services and facilities means that the site should have a positive economic sustainability. In addition employment opportunities can be accessed via rail
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. There are public transport opportunities within the village – there is a 2 hourly bus service and railway. However, the degree of car dependency is still likely to be high.		Kintbury does offer travel choices given the proximity of the railway station. There are opportunities for walking and cycling and a bus service to and from the village which would have a positive impact on sustainability. Road safety can have a negative impact on sustainability unless mitigation measures are introduced. <u>There could be potential for a negative</u>
	Will it reduce the number of road traffic accidents and improve safety?	-?	Additional traffic could result in road safety concerns, as most traffic to and from the site will pass through the centre of Kintbury. The Inkpen Road / High Street junction is restricted regarding width and sight lines and extensive on street car	Significant highway improvements would be required. <u>It is not considered that the increase in traffic at the Inkpen Road/High Street junction (in relation to the existing traffic</u>	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			parking within the High Street also limits potential for additional traffic flow. Particular concern has been expressed locally regarding the combined potential traffic impact with the additional apartments currently being constructed at Inglewood.	using the junction) is of significant concern.	impact on sustainability if the road safety concerns expressed locally could not be overcome.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site lies close to a Local Wildlife Site which is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. and within 250m of a great crested newt site and Local Wildlife Site	An extended Phase 1 habitat survey with an additional Great Crested Newt survey required	Without mitigation measures as set out in the Landscape Assessment there would be potential for a negative impact on environmental sustainability. There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and appropriate avoidance and mitigation measure were implemented so that any protected species were not adversely affected.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?		The site is located within the AONB. The Landscape Sensitivity Assessment (LSA) (2011) indicates that development of this site would be acceptable subject to protection and enhancement measures	Landscape assessment LSA indicates the following protection and enhancement would be required: <ul style="list-style-type: none"> - Boundary hedgerows and trees and scattered trees within the southern section of the site - Replacement of the conifer hedgerow with more appropriate planting. - Views from the surrounding countryside, PROW and the neighbouring recreation field would need to be carefully considered and - New planting would be important in integrating the buildings into the landscape 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Development of this site would discontinue the linear nature of adjacent development, but a deeper pattern of development is common elsewhere in Kintbury. Unlikely to have an impact	Development should be sensitively designed	Development of the site is unlikely to have an impact on any element of sustainability although has the potential to improve the built environment through a

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets on or near to the site		well designed scheme.
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0?	It is within a Source Protection Zone (SPZ2) with a high risk of contamination to groundwater Unlikely to have an impact	The EA has no in principle objections to development in SPZs.	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Part of the site is within a groundwater emergence zone. The site lies within the EA's groundwater vulnerability zone although there is no record of groundwater flooding on the site itself.	A FRA and appropriate flood mitigation measures including SuDS would be required	A FRA will highlight the mitigation measures required to minimise the risk of flooding. Flooding can have a negative impact on all elements of sustainability unless

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					appropriate mitigation measures can be put in place. Flood risk can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site [has a strong relationship with the existing settlement and](#) is close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. [Development on this site has the potential to improve the built environment through a well designed scheme.](#)

[The site is not anticipated to have a significant traffic impact on the wider highway network at this level of development, however particular concern has been expressed locally regarding the combined potential traffic impact with the additional apartments currently being constructed at Inglewood. There could be potential for a negative impact on sustainability if these road safety concerns could not be overcome. There is also the potential for a negative impact on environmental sustainability due to the site's location within the AONB. However, a LSA has been carried out which concludes that the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

AONB subject to a number of mitigation measures. As the site is close to a great crested newt site with Great Crested Newts, there is also potential for Without mitigation measures development would lead to a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures are implemented. The site is in a groundwater emergence zone, therefore there is potential for groundwater flooding. Flooding can have a negative impact on all elements of sustainability unless mitigation measures are provided.

Part of the site lies within a groundwater emergence zone. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Kintbury

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
Site ID:	KIN011	Site Address:	Land adjoining The Haven, Kintbury	Development Potential:	Approx 20-2 dwellings (1.08ha at 20dph)

Recommendation:

The site is not recommended for allocation [at this time](#). It should be considered as part of the new [Local Plan](#)

Justification:

~~Significant concerns about the traffic impact of development on the highway network~~

[As a Service Village Kintbury has a limited range of services and some limited development potential and as such, is expected to accommodate some additional housing growth to 2026. However, the number of sites promoted in Kintbury has meant that choices have needed to be made through the site selection process. The northern part of the site which was originally submitted has the potential to accommodate up to 20 dwellings and it is this part of the site only which could be considered suitable for allocation.](#)

[At the preferred options stage the site was not recommended for allocation primarily because of highway concerns. Sight lines are poor at the Inkpen Road/The Haven junction and the Inkpen Road / High Street junction is also restricted regarding width and sight lines. Extensive on street car parking within the High Street also limits potential for additional traffic flow. However, since the preferred options consultation further technical work has been undertaken on the site. This has shown that the required visibility splays can be achieved from land within Sovereign's control at the Inkpen Road/The Haven junction and therefore this issue can be resolved. In addition, the Highways team does not consider that the increase in traffic at the Inkpen Road / High Street junction \(in relation to all the existing traffic using this junction\) would be of sufficient concern to prevent allocation of this site for housing for 20 dwellings. Further development at this location would however be of concern.](#)

[Although the main technical reasons for not proposing the site for allocation at the preferred options stage have been overcome, Council Members have responded to the concerns expressed locally over the cumulative impacts of additional development in Kintbury together with the previously approved development at Inglewood, phase 3 of which is still currently under construction. As KIN006 /007 was previously identified as a preferred site and was consulted upon at the preferred options stage, they consider that the public have been given more opportunity to comment on this as an option for future development. They have therefore requested that consideration of KIN011 is deferred until an informed assessment can be made of the cumulative impact of traffic generated from the additional dwellings at Inglewood with that generated from KIN006/007. It is therefore proposed that the site should be considered further through the preparation of the new Local Plan.](#)

[Whilst the site is within the AONB, a Landscape Sensitivity Assessment has been carried out that indicates that development on the site would be acceptable in landscape terms, subject to mitigation measures to ensure the protection and enhancement of existing landscape features.](#)

[Part of the site lies within a groundwater emergence zone. The site has also been identified by the Environment Agency as lying within a groundwater vulnerability zone. As a result a Flood Risk Assessment \(FRA\) would be required to support a planning application, along with the implementation of appropriate flood risk mitigation measures.](#)

[The site is close to Kintbury Newt Ponds which hosts a large population of Great Crested Newts. An Extended Phase 1 Habitat Survey with an additional Great Crested Newt survey would therefore be required.](#)

[Thames Water has concern regarding water supply infrastructure. A water supply strategy would be required.](#)

[Access to the site from The Haven is proposed through an area which currently provides access to a set of garages. If any of these garages are to be removed then this parking provision will need to be replaced. This may reduce the potential capacity of the site.](#)

Site Selection – Site Commentary

Discussion:

Site Description:

The site is located to the west of Kintbury, [with a strong relationship to the existing settlement and](#) close to local services and facilities and open countryside.

Landscape:

The site is in the AONB. The Landscape [Sensitivity Assessment \(2011\)](#) indicates that development on the site would be acceptable ~~as long as mitigation measures as listed in the assessment are adhered to.~~ [subject to the protection and enhancement of the boundary hedgerows and trees and scattered trees within the southern section of the site and the replacement of the conifer hedgerow with more appropriate planting. Views from the surrounding countryside, PROW and the neighbouring recreation field would need to be carefully considered and new planting would be important in integrating the buildings into the landscape.](#)

Flood Risk:

The site is in Flood Zone 1, but within a groundwater emergence zone. A FRA would be required and SuDS provided.

[The site is also shown on the Environment Agency's groundwater vulnerability map although we have no records of groundwater flooding at this location.](#)

Highways /Transport:

~~There is significant concern regarding the traffic impact of development on the highway network. Traffic to and from the site will pass through the centre of Kintbury, there is concern over the impact on Inkpen Road / High Street junction as it is restricted regarding width and sight lines. On street parking along the High Street also limited potential additional traffic flow.~~

[Access is proposed onto The Haven through a set of garages. If they are to be removed, then any parking will need to be replaced.](#)

[Sight lines are poor at the Inkpen Road / The Haven junction. With Inkpen Road being of good width and alignment in this location, it is likely that vehicles will travel up to 30 mph, which would require sight lines of 2.4 x 43 metres. The sight lines are much below this. If the required visibility splays can be achieved from land within Sovereign's control then this issue can be resolved.](#)

[This site can accommodate 20 to 25 dwellings that will generate circa 13 to 15 vehicle movements during the 08.00 to 09.00 AM peak.](#)

[Development is not anticipated to have a significant traffic impact on the wider highway network. Most traffic to and from the site will pass through the centre of Kintbury. The Inkpen Road / High Street junction is restricted regarding width and sight lines and extensive on street car parking within the High Street also limits potential for additional traffic flow. However, it is not considered that the increase in traffic at this junction \(in relation to all the existing traffic using this junction\) is of sufficient concern to prevent allocation of this site for this level of housing. Further development at this location would however be of concern in transport terms.](#)

[There is an awareness of there being much concern locally regarding the combined traffic impact of the site allocations in Kintbury and the potential impact of additional apartments being constructed at Inglewood. It is understood that a further 33 apartments are to be completed which are likely to generate 13 vehicle movements between 08.00 and 09.00. It is expected most, but not all of these to travel to and from Kintbury. This will not result in a significant traffic impact.](#)

~~The site is close to Kintbury railway station~~ [Kintbury train station is 1,120 metres walking distance from the site](#) which provides links to London and the west country. There is an infrequent bus service (2 hourly) linking Kintbury with Newbury and Hungerford. [Bus service number 3 passes along Inkpen Road providing up to five services each way between Newbury and Hungerford. Bus stops exist nearby that can be reached by pedestrians.](#) There are local opportunities for walking and cycling within the village. [Existing footways are available nearby that the site can connect onto into the centre of Kintbury](#)

Ecology:

~~The site is within 250m of a great crested newt site, so a survey would be required. The site is within a BAP habitat.~~ [The site lies close to a Local Wildlife Site \(LWS\) which is also a BBOWT owned nature reserve \(Kintbury Newt Ponds\) and which hosts a large breeding population of Great Crested Newts \(GCN\). An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey would also be required. Appropriate avoidance and mitigation](#)

Site Selection – Site Commentary

[measures would need to be implemented to ensure any protected species were not adversely affected.](#)

Archaeology:

No known archaeological issues.

Education:

Local primary school provision is close to or at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

~~No specific comments made on this site.~~ The site is in SPZ2, with a high risk of contamination to groundwater. [The EA has no in principle objections to development in SPZs.](#)

Thames Water:

~~Concern regarding water supply infrastructure. Significant concern regarding water supply capability, especially water resource capability.~~ [The](#) current water supply network in this area is unlikely to be able to support the demand [anticipated](#) from this [site development](#). Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development.

~~A detailed~~ water supply strategy would be required

[Thames Water has](#) no concerns [regarding](#) wastewater [services](#) ~~infrastructure issues envisaged.~~

Parish Council:

Access to the site has been left at the end of The Haven, although the road is narrow. Access along the track between KIN011 and KIN016 would not be acceptable. Parish Council thought that Sovereign Housing may have some involvement in the site. The site is well screened and cannot really be seen from the wider countryside. There could be some potential for wider development of The Haven, which was originally an area of affordable housing (much of which is now in private ownership). Development of the south of the site would leave a gap (gardens) between the existing building line and the new development. Felt that generally residents of Kintbury could see this as an easy option, although the residents of The Haven may not agree. There would not be additional need for open space as the site is adjacent to the recreation ground

Preferred Options Consultation key issues

[No responses were received for this site.](#)

[For all the consultation responses and the Council's response, please see the Statement of Consultation](#)

SA/SEA:

~~The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability issues with this site. The site is close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. The site is in the AONB and close to a great crested newt site. Without mitigation measures development would lead to a negative impact on environmental sustainability. The site is in a groundwater emergence zone, therefore there is potential for groundwater flooding. Flooding can have a negative impact on all elements of sustainability unless mitigation measures are provided.~~

[Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site has a strong relationship with the existing settlement and is close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. The site is not anticipated to have a significant traffic impact on the wider highway network. Development on this site has the potential to improve the built environment through a well designed scheme.](#)

[There is also the potential for a negative impact on environmental sustainability due to the sites location](#)

Site Selection – Site Commentary

within the AONB. However, a LSA has been carried out which concludes that the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures are implemented.

Part of the site lies within a groundwater emergence zone. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Proposed development (from SHLAA submission):

~~No specific proposals have been submitted for this site.~~

Since the preferred options consultation the site promoter has advised that it has an option on the northern part of the site and that it considers the site has capacity for 25 dwellings. It has stated that it would also be happy to agree a smaller developable area or less dense development, given that the preferred option site the Council put forward had scope for only 13 dwellings.

The site promoter has confirmed that the required visibility splays can be achieved from land within its control at the Inkpen Road / The Haven junction.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN014	Site Address:	Land to the west of Kintbury, Hungerford Road
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Development Potential:	12 dwellings (0.6ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- [The northern part of the](#) site is in Flood Zone 3.
- Poor relationship to Kintbury, not adjacent to the settlement boundary.
- [The site is detached from the settlement and is not well related to Kintbury](#)
- [Potential impact on the natural beauty and special qualities of the AONB](#)

Site Assessment

Parish Council consultation response:	The Parish Council considered the site would be inappropriate for development are not keen to see these sites developed as they would lead to the village extending to the east. The developer has spoken to the Parish Council.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	The northern part of the site is within flood zones 3 and 2
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	U	Unknown: Landscape Assessment not carried out as site assessed as not currently developable in the SHLAA.
SHLAA Assessment	Not currently developable	Y	Flood risk and poor relationship to Kintbury
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Not adjacent to the settlement boundary. The site is detached from the settlement and is not well related to Kintbury

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN015	Site Address:	Land to the east of Layland Green, Kintbury
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Development Potential:	29 dwellings (1.44ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – only part of the site is considered suitable for development. [The development of the site as a whole would be out of character and would result in the loss of woodland as well as housing at a high elevation.](#)
- Flood risk (surface water)
- Relationship to settlement – [the site is separated from the main settlement by a narrow gap of open land in KIN 006, 007 and 009 site is not adjacent to existing settlement without development of other sites](#)
- [The site lies within the EA's groundwater vulnerability zone. The site has underlying clay. A FRA required.](#)
- [The site is close to a Great Crested Newt breeding site. An extended Phase 1 habitat survey required with an additional Great Crested Newt survey](#)
- Overhead power lines
- [There is suspected contamination at Kiln Farm due to brick and tile works. A contamination assessment required.](#)
- [As the site is underlain with clay a methodology for foundation design would be required](#)

Site Assessment

Parish Council consultation response:	The Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. Part of the site is steeply sloping. The Parish Council considers that some infill development in this area would not be completely inappropriate, although they would not like to see a large development.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Potential. Landscape Assessment indicates that development on part of the site would be acceptable. The Landscape Sensitivity Assessment (2011) indicates that part of the site is suitable for development subject to the protection and enhancement of certain landscape features. The development of the site as a whole would be out of character and would result in the loss of woodland as well as housing at a high elevation.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
	Flood Zone 2	N	
Flood risk	Groundwater flood risk	N <u>U</u>	Site lies with the EA's groundwater vulnerability zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N <u>U</u>	Suspected contamination at Kiln Farm due to brick and tile works. A contamination assessment required.
	Other	N	
Highways / Transport	Access issues	N	It would seem possible to achieve an access with adequate sight lines onto Layland Green, but this would need to be to the south of the site.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
	Highway network suitability	U	Development of 29 dwellings would be likely to generate approximately 174 daily vehicle movements, including about 17 during the 08:00 to 09:00 AM peak.
	Public Transport network	Y	Kintbury is serviced by a railway line, and infrequent bus services (2 hourly) between Newbury and Hungerford.
	Footways/Pavements	U	There are narrow intermittent pavements through the village. Footways would need to be provided along Layland Green.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	
	Rights of Way affected	N	
	Play areas nearby	Y	
Ecology / Environmental / Geological	Protected species	U	Within 250m of a great crested newt site. BAP Habitat.
	Ancient woodland	N	
	Tree Preservation Orders	N	Part of the site is wooded, although none of the trees are covered by Tree Preservation Orders.
	Local Wildlife Site	N	Within 250m of a Local Wildlife Site (LWS) (on opposite side of road)
	Nature Reserve	N	The LWS is also a BBOWT owned nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.
	Other (eg. BOA)	Y	Within Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	U	Site is poorly related to the main settlement of Kintbury is separated from the main settlement by a narrow gap of open land in KIN 006, 007 and 009.
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	Post medieval brickworks on the site. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Overhead power lines cross the site
	Water supply	U	TW Thames Water not consulted on this site
	Wastewater	U	TW Thames Water not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ2. High risk of contamination to groundwater
AWE consultation zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	Area of former clay workings
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> KIN009, KIN010, KIN007, KIN006		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN015	Site Address:	Land to the east of Layland Green, Kintbury	Development Potential:	29 dwellings (1.44ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre (Jubilee Leisure Centre and playing fields)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The village is served by a railway station and a 2 hourly bus service between Newbury and Hungerford		The proximity to local services and facilities means that the site should have a positive economic sustainability. In addition employment opportunities can be accessed via rail
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. There are public transport opportunities within the village – there is a 2 hourly bus service and railway. However, the degree of car dependency is still likely to be high.		Kintbury does offer travel choices given the proximity of the railway station. There are opportunities for walking and cycling and a bus service to and from the village
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site is within 250m of a great crested newt site. <u>The site lies very close to a Local Wildlife Site which is also a BBOWT nature reserve (Kintbury Newt</u>	<u>An extended Phase 1 habitat survey required. In addition a Great Crested Newt survey is required</u> Great crested newt survey required	Without mitigation measures as set out in the Landscape Assessment there would be potential for a negative impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			<p>Ponds) which hosts a large breeding population of Great Crested Newts.</p> <p>There are Tree Preservation Orders across the site.</p> <p>The site is located within a Biodiversity Opportunity Area</p>		<p>environmental sustainability.</p> <p>There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and appropriate avoidance and mitigation measure were implemented so that any protected species were not adversely affected.</p>
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	<p>The site is located within the AONB. The Landscape Sensitivity Assessment (LSA) (2011) indicates that development would only be suitable on a limited area of the site</p>	Landscape Assessment LSA indicates the site would be suitable for a very limited development of very low density to match that existing on the site and located to ensure the retention and protection of the existing woodland and other valuable trees and hedges	
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?	-	<p>The site is not adjacent to the settlement boundary and is separated from the main settlement by a narrow gap of open land in KIN 006, 007 and 009. The development of the site as a whole would be out of character and would result in the loss of woodland as well as housing at a high elevation.</p>	It would require other sites to come forward for the site to be acceptable in respect of impact on the built environment	Development here could have a negative impact on environmental sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	There are post Medieval brick works on the site	Further assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		There would be potential for a negative impact on environmental sustainability
	Will the site be at risk from,	0	Unlikely to have an impact		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
throughout West Berkshire	or impact on, noise levels?				unless the site was developed in accordance with the contamination assessment Development of the site is unlikely to have an impact on any element of sustainability.
	Will there be an impact on soil quality?	0?	Unlikely to have an impact Suspected contamination at Kiln Farm due to brick and tile works.	A contamination assessment required.	
	Will there be an impact on water quality?	0?	It is within a Source Protection Zone (SPZ2) with a high risk of contamination to groundwater Unlikely to have an impact	The EA has no in principle objections to development in SPZs.	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques and the promotion of alternative modes of transport , development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	=-?	The site is at risk from surface water flooding The site lies within the EA's groundwater vulnerability zone. The underlying clay is likely to mean an engineered drainage solution will be required to manage surface water drainage.	A FRA and appropriate flood mitigation measures including SuDS would need to be provided. A methodology for foundation design would need to be provided.	A FRA will highlight the mitigation measures required to minimise the risk of flooding. Flooding can have a negative impact on all elements of sustainability unless appropriate mitigation measures can be put in place. Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant effects. The site is close to local services and facilities, with opportunities for walking and cycling which give a positive impact on sustainability.

~~The site is located within the AONB, the landscape assessment indicates that part of the site would be suitable for development as long as the mitigation measures set out are adhered to, without these mitigation measures there could be a negative impact on environmental sustainability. The site is poorly related to the existing settlement pattern unless other sites were developed, giving a negative impact on environmental sustainability. The site is also in a surface water flood risk area. With appropriate mitigation measures the potential negative impact on all elements of sustainability should be reduced.~~

[There is also the potential for a negative impact on environmental sustainability due to the site's location within the AONB and its location relative to the main settlement of Kintbury. However, a LSA has been carried out which concludes that some of the site has the potential to deliver a very limited number of dwellings without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures.](#)

[As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented.](#)

[Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.](#)

[The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Summary of effects:
Effect: Predominantly neutral
Likelihood: High

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Scale: AONB - Kintbury
Duration: Permanent
Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
Site ID:	KIN015	Site Address:	Land to the east of Layland Green, Kintbury	Development Potential:	29 dwellings (1.44ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site is not that well related to the existing settlement without development taking place on some adjacent sites. ~~poorly related to the existing settlement without other sites being developed.~~ Development of KIN015, with other sites, would be out of keeping with the role and function of Kintbury as a service village.

The development of the site as a whole would be out of character and would result in the loss of woodland as well as housing at a high elevation. The site would only be suitable for a very limited development of very low density to match that existing on the site and located to ensure the retention and protection of the existing woodland and other valuable trees and hedges.

Other sites in Kintbury are considered more appropriate for development.

The site has been identified by the Environment Agency as lying within a groundwater vulnerability zone. The site is also likely to be underlain by clay. As a result a Flood Risk Assessment (FRA) would be required to support a planning application, along with the implementation of appropriate flood risk mitigation measures.

The site is close to Kintbury Newt Ponds which hosts a large population of Great Crested Newts. An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey would also be required. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.

There is suspected contamination at Kiln Farm due to the old brick and tile works and so a contamination assessment would be required.

The site is underlain with clay and so a methodology for foundation design would be required

Further archaeological assessment would be required

Discussion:

Site Description:

The site is located to the south of Kintbury and is separated from the main settlement by a narrow gap of open land in KIN 006, 007 and 009. Overhead power lines cross the site.

~~The site is poorly related to existing development in Kintbury. boundary~~

Landscape:

The site is located within the AONB. The Landscape Assessment indicates ~~that only part of the site would be suitable for development, subject to the mitigation measures set out in the assessment~~ the site would be suitable for a very limited development of very low density to match that existing on the site and located to ensure the retention and protection of the existing woodland and other valuable trees and hedges.

Flood Risk:

The site is in Flood Zone 1, but at risk from ground and surface water flooding ~~but within a surface water flood risk area. There is anecdotal evidence that there are drainage issues on the site.~~ A FRA would be required and SuDS provided.

Clay soil would mean foundations would need to be much deeper and include protection against clay heave and maybe suspended ground floors. Clay soil would also restrict the scope for sustainable drainage systems which would mean that surface water from the site would have to be piped directly into existing surface water drains. A methodology for foundation design should be submitted.

Highways /Transport:

Site Selection – Site Commentary

It would seem possible to get access [with adequate sight lines](#) from the southern part of the site from Layland Green. Extensive new footways would be required along Layland Green to connect the site to existing footways.

The site is close to Kintbury railway station which provides links to London and the west country. There is an infrequent bus service (2 hourly) linking Kintbury with Newbury and Hungerford. There are local opportunities for walking and cycling within the village.

Ecology:

[The site lies very close to a Local Wildlife Site which is also a BBOWT nature reserve \(Kintbury Newt Ponds\) and which hosts a large breeding population of Great Crested Newts. Local environmental records indicate that Great Crested Newts are using the ponds within the site. An extended Phase 1 habitat survey would be required and an additional survey for Great Crested Newts.](#)

[The site is within a Biodiversity Opportunity Area and so the Council will pursue net gains for biodiversity in accordance with Core Strategy Policy CS17. The site is within 250m of a great crested newt site, so a survey would be required. The site is within a Biodiversity Action Plan and in a BAP habitat.](#)

Archaeology:

Post medieval brickworks on the site. An assessment and evaluation to explore the nature of the remains and the extent of their survival would be required.

Education:

Local primary school provision is close to or at capacity. No comments made about secondary school provision.

Environmental Health:

No known air or noise or ~~contamination~~ issues. [There is suspected contamination at Kiln Farm due to the old brick and tile works and so a contamination assessment would be required.](#)

Minerals and Waste:

No known mineral or waste issues. [There is an area of former clay workings in the site](#)

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

~~No specific comments made on this site.~~ [The site is in SPZ2 with a high risk of contamination to groundwater. The EA has no in principle objections to development within SPZs.](#)

Thames Water:

TW not consulted on this site

Parish Council:

The Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. Part of the site is steeply sloping. The Parish Council considers that some infill development in this area would not be completely inappropriate, although they would not like to see a large development.

[Preferred options Consultation key issues](#)

[No responses were received for this site.](#)

[For all the consultation responses and the Council's response, please see the Statement of Consultation](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability issues with this site. The site is close to local services and facilities, with opportunities for walking and cycling which give a positive impact on sustainability. [There is also the potential for a negative impact on environmental sustainability due to the site's location within the AONB and its location relative to the main settlement of Kintbury. However, a LSA has been carried out which concludes that some of the site has the potential to deliver a very limited number of dwellings without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are](#)

Site Selection – Site Commentary

implemented. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

~~The site is located within the AONB, the landscape assessment indicates that part of the site would be suitable for development as long as the mitigation measures set out are adhered to, without these mitigation measures there could be a negative impact on environmental sustainability. The site is poorly related to the existing settlement pattern unless other sites were developed, giving a negative impact on environmental sustainability. The site is also in a surface water flood risk area. With appropriate mitigation measures the potential negative impact on all elements of sustainability should be reduced.~~

Proposed development (from SHLAA submission):

The site was promoted as one of a number of sites in this area of Kintbury, promoted as a whole and individually. Development would be in a range of dwellings and include affordable housing.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN016	Site Address:	Land at Deane, Inkpen Road, Kintbury
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Development Potential:	18 dwellings (0.9ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB
- Significant concerns regarding traffic impact on the highway network
- [Development should be contained in the northern part of the site only. Development of the whole site would extend the settlement south beyond the current development along Inkpen Road and west which would erode the linear nature of the settlement along the west side of Inkpen Road](#)
- [A very small part of the site lies within a groundwater emergence zone and the EA's groundwater vulnerability zone. A FRA required.](#)
- [The site is close to a Great Crested Newt breeding site. An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey would also be required. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.](#)

Site Assessment

Parish Council consultation response:	Access to the site could be an issue as there are lots of junctions onto Inkpen Road near to the site. There are no pavements along the road at this point. Traffic generated from the site would travel through the village to get to the A4. The site has a rural, remote feel and is the start of the countryside as you leave the village. There is the feeling that the village stops before the site. General feeling from the parish council is that development of this site would urbanise the rural area and would create visual harm to the surrounding character of the area.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Potential. A The Landscape Capacity Assessment (2014) has recommended that there is potential for development on part of the site
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N-U	A very small area in the northern part of the site lies within a groundwater emergence zone. The site lies within the EA's groundwater vulnerability zone.
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	With the available land it is anticipated that an access with adequate sight lines onto Inkpen Road can be achieved
	Highway network suitability	Y-U	There are significant concerns about the traffic impacts of development as Most traffic to and from the site will pass through the centre of Kintbury. The Inkpen Road / High Street junction is restricted regarding width and sight lines and extensive on street car parking within the High

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
			Street also limits potential for additional traffic flow. However, it is not considered that the increase in traffic at this junction (in relation to all the existing traffic using this junction) would be of sufficient concern to prevent allocation of this site.
	Public Transport network	Y	Kintbury is serviced by a railway line, and infrequent bus services (2 hourly) between Newbury and Hungerford. Bus service number 3 passes along Inkpen Road providing up to five services each way between Newbury and Hungerford. Bus stops exist nearby that can be reached by pedestrians.
	Footways/Pavements	U	There are narrow intermittent pavements through the village. Existing footways are available nearby that the site can connect into
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space	Y	
	Rights of Way	N	
	Play areas	Y	
Ecology / Environmental / Geological	Protected species	U	Within 250m of great crested newt site. Survey required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	A-N	Within 250m of Local Wildlife Site (LWS) (on opposite side of the road)
	Nature Reserve	N	The LWS is also a BBOWT owned nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts (GCN). An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey would also be required. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.
	Other (eg. BOA)	A-N	Adjacent to Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	U	The northern part of the site is well related to the existing settlement. Development of the whole site would extend the settlement south beyond the current development along Inkpen Road and west which would erode the linear nature of the settlement along the west side of Inkpen Road
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	There is an unlisted house on the site which has been marked on OS maps since the first edition. Further investigation required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U-Y	Thames Water has no concerns No comments made on this site
	Wastewater	U-Y	Thames Water has no concerns No comments made on this site
	Groundwater source protection zone (SPZ)	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> KIN011		

Site Selection – Site Assessment

B) Considerations		
Criteria	Yes / No / Unknown	Comments
Other (anything else to be considered)		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN016	Site Address:	Land at Deane, Inkpen Road, Kintbury	Development Potential:	18 dwellings (0.9ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre (Jubilee leisure centre and playing fields)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The village is served by a railway station and a 2 hourly bus service between Newbury and Hungerford		The proximity to local services and facilities means that the site should have a positive economic sustainability. In addition employment opportunities can be accessed via rail
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. There are public transport opportunities within the village – there is a 2 hourly bus service and railway. However, the degree of car dependency is still likely to be high.		Kintbury does offer travel choices given the proximity of the railway station. There are opportunities for walking and cycling and a bus service to and from the village. This impacts positively on sustainability. However, additional traffic introduces a negative effect.
	Will it reduce the number of road traffic accidents and improve safety?	-?	Additional traffic could result in road safety concerns, as most traffic to and from the site will pass through the centre of Kintbury. The Inkpen Road / High Street junction is restricted regarding width and sight lines and extensive on street car parking within the High Street also limits potential for additional traffic	Mitigation measures will be required. It is not considered that the increase in traffic at the Inkpen Road / High Street junction (in relation to all the existing traffic using this junction) is of sufficient concern to prevent allocation of this site for	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			flow.	housing at this level of development.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	<p>The site adjacent to a Local Wildlife Site and is within 250m of a great crested newt site</p> <p>The site lies very close to a Local Wildlife Site which is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts.</p>	<p>An extended Phase 1 habitat survey with an additional Great Crested Newt survey required.</p> <p>Great crested newt survey required</p>	<p>Without mitigation measures as set out in the Landscape Assessment there would be potential for a negative impact on environmental sustainability.</p> <p>There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and appropriate avoidance and mitigation measure were implemented so that any protected species were not adversely affected.</p>
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	<p>The site is located within the AONB. The Landscape Sensitivity Assessment (LSA) (2011) indicates there is potential for that development could be accommodated on part of the site without harm to the natural beauty of the AONB though the settlement form would be affected.</p>	<p>Landscape Assessment indicates the site would be suitable for a very limited development of very low density to match that existing on the site located to ensure the retention and protection of the existing woodland and other valuable trees and hedges. LSA concluded that development should be contained in the northern part of the site and would be subject to:</p> <p>The retention, protection and enhancement of the tree belt along Inkpen Road with new infill tree planting and planting of a hedgerow</p> <p>Access from Inkpen Road through a gap in the tree belt and subject to assessment of impacts on existing trees</p> <p>Careful assessment of impacts on significant landscape features and wider visibility</p> <p>The retention and enhancement of existing tree belts and new hedgerow planting</p>	
6. To ensure that the built,	Will it conserve and	0-	The northern part of the site is well	It would require other sites to	There would be potential

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
historic and cultural environment is conserved and enhanced	enhance the local distinctiveness of the character of the built environment?		related to the settlement Development of the whole site would extend the settlement south beyond the current development along Inkpen Road and west which would erode the linear nature of the settlement along the west side of Inkpen Road	come forward for the site to be acceptable in respect of impact on the built environment Development should be sensitively designed	for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	More work required. There is an unlisted house on the site which has been marked on Ordnance Survey maps since the first edition	Further assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0?	It is within a Source Protection Zone (SPZ2) Unlikely to have an impact	The EA has no in principle objections to development in SPZs.	
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques techniques and the promotion of alternative modes of transport. development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	<u>0</u>	The site is not at risk from flooding A very small area in the northern part of the site lies within a groundwater emergence zone. The site lies within the EA's groundwater vulnerability zone.	A FRA and appropriate flood mitigation measures including SuDS would need to be provided.	Development of the site is unlikely to have an impact on any element of sustainability. A FRA will highlight the mitigation measures required to minimise the risk of flooding. Flooding can have a negative impact on all elements of sustainability unless appropriate mitigation measures can be put in place.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities, with opportunities for walking and cycling, giving a positive impact on sustainability. There is concern over traffic impact on road safety, which without mitigation measures could have a negative impact on all element of sustainability. The site is located in the AONB and close to a great crested newt site, without appropriate mitigation measures development could lead to a negative impact on environmental sustainability.

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. The site is not anticipated to have a significant traffic impact on the wider highway network at this level of development.

There is also the potential for a negative impact on environmental sustainability due to the site's location within the AONB. However, a LSA has been carried out which concludes that part of the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures are implemented.

A very small part of the site lies within a groundwater emergence zone. Flooding has the potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Kintbury

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
Site ID:	KIN016	Site Address:	Land at Deane, Inkpen Road, Kintbury	Development Potential:	18 dwellings (0.9ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

Significant concerns about the traffic impact of development on the highway network

[Other sites in Kintbury are considered more appropriate for development.](#)

[Whilst the site is within the AONB, a Landscape Capacity Assessment has been carried out that indicates that development on the northern part of the site would be acceptable in landscape terms, subject to mitigation measures to ensure the protection and enhancement of existing landscape features. Development of the whole site would extend the settlement south beyond the current development along Inkpen Road and west which would erode the linear nature of the settlement along the west side of Inkpen Road](#)

[A very small part of the site lies within a groundwater emergence zone and an EA's groundwater vulnerability zone. A FRA required.](#)

[The site is close to a Great Crested Newt breeding site. An extended Phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt survey would also be required. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.](#)

Discussion:

Site Description:

The site is located to the south west of Kintbury, close to local services and facilities and the open countryside.

Landscape:

The site is in the AONB. The Landscape Assessment indicates that the northern part of the site would be suitable for development as long as the mitigation measures set out in the landscape assessment are adhered to. [Development of the whole site would extend the settlement south beyond the current development along Inkpen Road and west which would erode the linear nature of the settlement along the west side of Inkpen Road](#)

Flood Risk:

The site is in Flood Zone 1. [A very small area in the northern part of the site lies within a groundwater emergence zone. The site lies within the EA's groundwater vulnerability zone. A FRA would be required and SuDS would need to be provided.](#)

Highways /Transport:

[With the available land it is anticipated that an access with adequate sight lines onto Inkpen Road can be achieved.](#)

~~There is significant concern regarding the traffic impact of development on the highway network. Most~~ traffic to and from the site will pass through the centre of Kintbury. ~~there is concern over the impact on~~ The Inkpen Road / High Street junction is restricted regarding width and sight lines and extensive on street car parking within the High Street also limits potential for additional traffic flow. [However, it is not considered that the increase in traffic at this junction \(in relation to all the existing traffic using this junction\) is of sufficient concern to prevent allocation of this site.](#)

The site is close to Kintbury railway station which provides links to London and the west country. There is an infrequent bus service (2 hourly) linking Kintbury with Newbury and Hungerford. [Bus service number 3 passes along Inkpen Road providing up to five services each way between Newbury and Hungerford. Bus stops exist nearby that can be reached by pedestrians. Existing footways are available nearby that the site can connect into.](#) There are local opportunities for walking and cycling within the village.

Site Selection – Site Commentary

Ecology:

~~The site is within 250m of a great crested newt site, so a survey would be required. The site is within a BAP habitat.~~

[The site lies very close to a Local Wildlife Site which is also a BBOWT nature reserve \(Kintbury Newt Ponds\) and which hosts a large breeding population of Great Crested Newts. An extended Phase 1 habitat survey would be required and an additional survey for Great Crested Newts.](#)

Archaeology:

There is an unlisted house on the site which is included on the first edition OS maps. Further investigation is required.

Education:

Local primary school provision is close to or at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

~~No specific comments made on this site.~~ The site is in SPZ2. [The EA has no in principle objections to development in SPZs](#)

Thames Water:

~~No water supply or wastewater infrastructure issues envisaged.~~

[Thames Water has not raised any concerns regarding water supply/waste water services for this site](#)

Parish Council:

Access to the site could be an issue as there are lots of junctions onto Inkpen Road near to the site. There are no pavements along the road at this point. Traffic generated from the site would travel through the village to get to the A4. The site has a rural, remote feel and is the start of the countryside as you leave the village. There is the feeling that the village stops before the site.

General feeling from the Parish Council is that development of this site would urbanise the rural area and would create visual harm to the surrounding character of the area.

Preferred options Consultation key issues

[No responses were received for this site.](#)

[For all the consultation responses and the Council's response, please see the Statement of Consultation](#)

SA/SEA:

~~The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability issues with this site. The site is close to local services and facilities, with opportunities for walking and cycling, giving a positive impact on sustainability. There is concern over traffic impact on road safety, which without mitigation measures could have a negative impact on all element of sustainability. The site is located in the AONB and close to a great crested newt site, without appropriate mitigation measures development could lead to a negative impact on environmental sustainability.~~

[Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. The site is not anticipated to have a significant traffic impact on the wider highway network at this level of development. There is also the potential for a negative impact on environmental sustainability due to the site's location within the AONB. However, a LSA has been carried out which concludes that part of the site has potential to deliver housing without causing harm to the natural beauty and special qualities of the AONB subject to a number of mitigation measures. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures are implemented. A very small part of the site lies within a groundwater emergence zone. Flooding has the](#)

Site Selection – Site Commentary

[potential to impact on all elements of sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

The site is proposed for between 30 and 41 dwellings, in keeping with the local vicinity of predominantly family housing. It is proposed that a pavement could be constructed within the curtilage of the land along Inkpen Road.

Appendix 10

Gypsy and Traveller and Travelling Showpeople Site Assessments

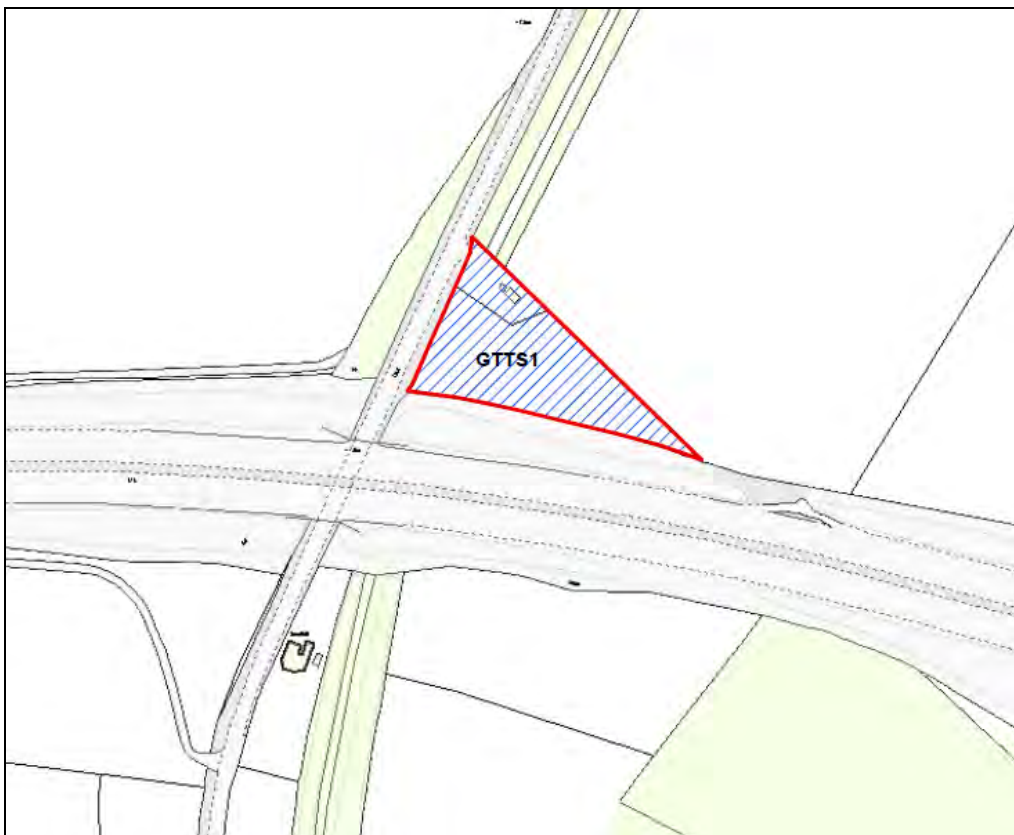
Site Assessment for Gypsy and Traveller Sites

Site ID:	GTTS1	Site Address:	Land to the north west of Furze Hill, Hermitage		
Spatial Area:	AONB	Settlement:	North of Hermitage	Parish:	Hampstead Norreys
Development Potential:	3 - 5 pitches		Site Size:	0.44 ha	

Site Description:

The site is located within the North Wessex Downs Area of Outstanding Natural Beauty (NWD AONB) along the B4009 to the north of Hermitage. When travelling north from Hermitage the site is situated to the east of B4009 and adjacent to M4. Mature trees help contain the site within the wider landscape along its north eastern boundary and to the south the site is contained by boundary planting along the M4 corridor. However the site is visually exposed from views to the west and along the B4009.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Located on the B4009, a main local route between Newbury and the north east of the District. • Speed limit directly outside site is 60mph. • Hermitage is served by a 2 hourly bus service, linking with Newbury. • The nearest bus stop is located within Hermitage – approximately 530m from the site. • The road between the site and the start of the village has no formal footpath provision (for a stretch of road approximately 400m in length) and therefore not conducive to pedestrians for this part.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • Located approximately 1300m from village shop, public house and village hall. • Primary school is located approximately 650m away from the site. • No GP surgery within village, nearest surgery is within Compton or Chieveley.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • Site is not at risk of flooding and there is no evidence of flood risk issues on the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site is of a sufficient size to allow for the provision of adequate on site facilities. This will require appropriate design. • A shed is currently present in the northern part of the site.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • The site is outside of, but close to, the existing settlement of Hermitage. The village has a number of services and facilities which are less than 1.5km away from the site. • The site's location close to the village provides the opportunity for integration with the settled community however the site is in a rural location. • No residential properties are immediately adjacent. • Impact on the privacy and residential amenity of both site occupants and/or neighbouring uses will be limited.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • Any proposed mixed use development in the NWDAONB would need to be assessed in accordance with the relevant Local Plan policies. This would need to reflect the site's location within a nationally designated landscape.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • Surrounding land use is largely agricultural with the village nearby. • Given the existing use of the site is a field previously used for grazing, there would be an increase in vehicle movements to and from the site.

Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • The site is rural in character despite being close to the existing settlement of Hermitage. • Mature trees help contain the site within the wider landscape along its north eastern boundary and to the south the site is contained by boundary planting along the M4 corridor. However the site is visually exposed from views to the west and along the B4009. • Located adjacent to the M4 motorway – noise impact from the motorway needs to be considered.
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is located within the NWDAONB. • Landscape assessment concludes that development of this site would have an impact on the landscape of the NWDAONB. See landscape assessment for details.
Other issues to consider	<ul style="list-style-type: none"> • Rights of Way Improvement Plan runs along southern boundary of the site. • Site lies on route of the old railway line which is currently being investigated for a long distance cycle path. • Submission from agent indicates the site is available immediately and with no known constraints to delivery. • Awaiting comments from internal consultees (Education, Environmental Health, Highways). • Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames Water, Police and NWDAONB Council of Partners.

Summary of assessment:

The site is close to existing services and facilities, with good access to a bus service. Mature trees help contain the site within the wider landscape along its north eastern boundary and to the south the site is contained by boundary planting along the M4 corridor. However the site is visually exposed from views to the west and along the B4009. The size of the site would not dominate the landscape or the nearest settled community and the impact on the privacy and residential amenity of both site occupants and/or neighbouring uses will be limited. The site is not at risk of flooding.

The site is within the AONB and therefore consideration of the landscape is paramount in assessing the suitability of sites within this nationally designated landscape. The [Landscape Capacity Assessment \(LSA, 2014\)](#) concludes that this site would have an adverse landscape and visual impact on the open undeveloped wider landscape north of the M4. National policy (Planning Policy for Traveller Sites (PPTS)) seeks to restrict Gypsy and Traveller sites within open countryside that is away from existing settlements or outside areas allocated in the development plan. The site's location adjacent to the M4 would result in noise impact for future residents.

The site is [automatically excluded and not recommended for allocation](#) due to the potential landscape impact on the AONB.

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTTS2	Site Address:	Circus Headquarters , Long Copse Farm, Enborne, Newbury, RG20 0LD
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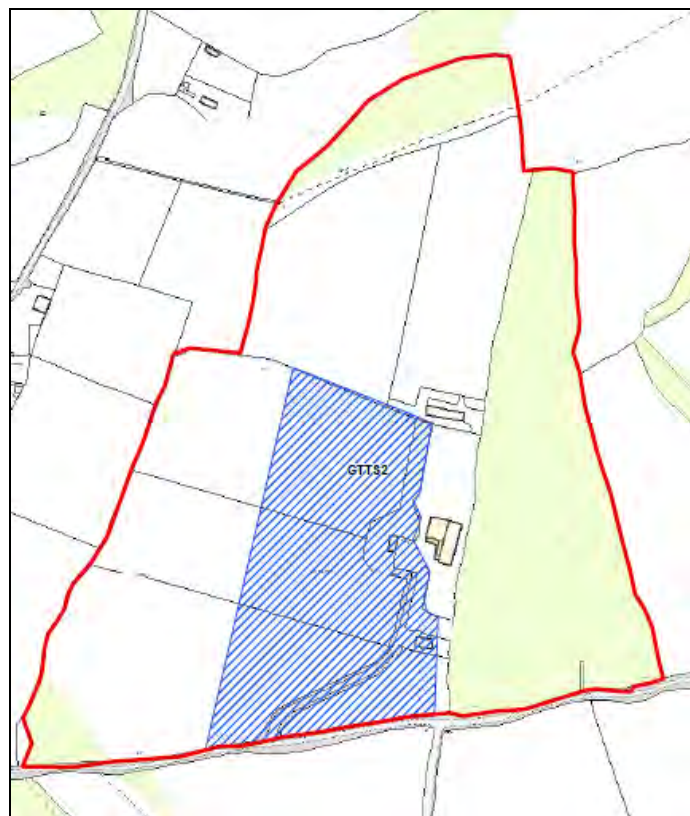
Spatial Area:	Newbury and Thatcham	Settlement:	Enborne	Parish:	Enborne
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Development Potential:	204 plots for Travelling Showpeople of Zippos Circus	Site Size:	19.8 ha (4.4ha proposed for development)
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Site Description:

The site is located in Enborne to the west of Wash Common. This is a ~~very~~ large site accommodating [an](#) existing four caravans for Travelling Showpeople and the storage of equipment associated with Zippos Circus. It is proposed by the landowner that 20 additional plots are required for use by the circus which would equate up to approximately 4.4 ha. [The Gypsy and Traveller Assessment identifies the need for a further 4 plots to accommodate household growth over the period of the Plan.](#) The site contains areas of woodland which are designated Local Wildlife Sites, but the site is largely in agricultural use with the exception of the area accommodating Travelling Showpeople and associated storage.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> The site is located to the south west of Newbury in the Parish of Enborne and approximately 1km from the settlement boundary. Vanners-Wheatlands Lane is a relatively quiet rural road. Speed limit is 60 mph. This reduces to 30mph on the approach to Crockham Heath approximately 100m from the site access. The site has good access to the A34. The nearest bus stop is located just outside the site along Vanners Lane – approximately 130m from the site, however, the nearest bus stop with an active bus service is just over 1km away. There is a 2 hourly bus service from Crockham Heath to Newbury and Hungerford (Connect Service no.3).
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> Located approximately 350m from the nearest primary school – Enborne C of E Primary School. The site is approximately 2km from Wash Common where a number of services and facilities do exist, including schools, shops, recreation ground, public house and library. GP Surgery is available within Wash Common. Vanners-Wheatlands Lane is rural in character with no formal footway provision.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> The northern most part of the site is within flood Zones 2 and 3. Development will not take place on land within the Flood Zones 2 and 3. would need to be avoided on this area. Stream runs along the western and northern boundaries of the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> Site is of a sufficient size to allow for the provision of adequate on site facilities. This will require appropriate design. The site is currently used as a Travelling Showperson's site so a number of on-site facilities already exist.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> The site is outside of any existing settlement and rural in character. No residential properties are immediately adjacent – residential dwellings are dispersed throughout the area, with some in close proximity (approximately 400m away) Impact on the privacy and residential amenity of both site occupants and/or neighbouring uses will be limited.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> As Circus Headquarters the site has a number of storage buildings/areas for circus equipment. Potential for an element of agricultural use to remain on part of the site.
The compatibility of the use with	<ul style="list-style-type: none"> Surrounding land use is largely agricultural, with

the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<p>residential properties dispersed.</p> <ul style="list-style-type: none"> • Whilst the site is an existing site for Travelling Showpeople the existing use of the proposed area is largely agricultural. • There would be an increase in vehicle movements to and from the site if an additional 204 plots were to be provided.
Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • The site is rural in character with views to the west, however the site is contained to the east and north by areas of woodland. • The position of any further accommodation for Travelling Showpeople would require careful consideration given the size and character of the site. • Local Wildlife Sites present on site along with Tree Preservation Orders.
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is not within the NWDAONB. • No impact on the character and policies affecting the NWDAONB.
Other issues to consider	<ul style="list-style-type: none"> • Public Right of Way runs along the northern boundary (ENBO/19/1). • Site is in close proximity to Nature Reserve – Avery’s Pightle (approximately 400m away). • The agent promoting the site has indicated that the site is available immediately, with no known constraints to delivery. • Concern that additional development at the site could be inappropriate in scale within this rural location and possibly dominate the dispersed nature of surrounding development. • Awaiting comments from internal consultees (Education, Environmental Health, Highways, Community Safety). • Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames Water and Police.

Summary of assessment:

The site is within 2km of Wash Common which has a number of services and facilities. The nearest primary school is 350m from the site. The site contains two Local Wildlife Sites in the eastern and northern parts of the site along with Tree Preservation Orders, but the remainder is largely agricultural land with the exception of that used to accommodate the [existing](#) Travelling Showpeople. The site is outside of any existing settlement and rural in character and as such there are no residential properties immediately adjacent to the site. Impact on the privacy and residential amenity of both site occupants and/or neighbouring uses will therefore be limited.

The northern most part of the site is within flood Zones 2 and 3. Development ~~would need to be avoided on~~ [will not take place on](#) this area and a stream runs along the western and northern

boundaries of the site. The site is contained to the east by Long Copse and to the north by an area of woodland, with views to neighbouring properties to the west.

National policy (Planning Policy for Traveller Sites (PPTS)) seeks to restrict Gypsy and Traveller sites within open countryside that is away from existing settlements or outside areas allocated in the development plan. However, this is an existing site for Travelling Showpeople, with good access to a range of services and facilities on an established site within the area. ~~There is concern however that additional development at the site could be inappropriate in scale within this rural location and possibly dominate the dispersed nature of surrounding development. Effective landscaping will be required to ensure the impact of any development on the wider landscape is minimised.~~

The GTAA highlights a need for Travelling Showpeople in relation to Zippo's Circus of 24 plots of the next 15 years.

The site is **recommended for allocation.**

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newbury Thatcham	Settlement:	Enborne	Parish:	Enborne
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Site ID:	GTTS2	Site Address:	Long Copse Farm, Enborne	Development Potential:	294 plots (for Travelling Showpeople)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside and is close to local services and facilities and opportunities for walking and cycling do exist. Providing a site for permanent accommodation creates an opportunity to deliver a better living environment.		The site is close to local services and facilities in Wash Common. The site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	0	Sport facilities are not available within Enborne. Nearest sports facilities are within Wash Common, 2km from the site. Access would most likely be reliant upon the private car.		
	Will it protect and enhance green infrastructure across the district?	0	Development will be directed away from Local Wildlife Sites on the site. Public Right of Way present on the site.	Create buffers between development and Local Wildlife Sites. Protect and maintain the Public Right of Way on the northern part of the site.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Primary school is within walking distance. Local employment opportunities would be available within Newbury however residents would be employed by the circus located on site. Services and facilities are available in Wash Common which is approximately 2km from the site.		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public	0-	Bus stop is located approximately 1km from the site and is served by a 2hourly bus service to Newbury. Opportunities for walking and cycling	Mitigation could be provided through creation of passing places to enhance opportunities for walking and	Access to local services and facilities however there would be a high degree of car dependency for higher

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	transport?		do exist however there would be a high level of car dependency.	cycling.	order services and facilities. Development on this site would have a negative ^{neutral} effect on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Mitigation could be provided through creation of passing places to enhance safety of road users and pedestrians.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Local Wildlife Sites are present on the site which would need to be protected. A line of individual trees are located towards the western edge of the site and these would also need to be protected.	Sensitive design ,layout and siting of the development on the site as well as landscaping could assist in minimising the impact on local wildlife sites.	Development could have a negative impact on environmental sustainability unless appropriate mitigation measures are introduced.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is well screened to the east by Long Copse, and hedges, trees and copses provide screening from other directions. Although there are breaks in the vegetation in some places there are few views into the site.	Sensitive design, layout and siting of the development on the site, as well as additional landscaping could assist in minimising any visual impact arising from the site.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact	Sensitive design, layout and siting of the development on the site, as well as landscaping could assist in minimising any visual impact arising from the site.	Overall neutral effect on sustainability, however development could have a negative impact on environmental sustainability unless appropriate mitigation measures are introduced.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact. A34 is in close proximity to the site and therefore there is the potential for air quality impact however this is not expected to be significant..		Unlikely to have an impact on any element of sustainability.
	Will the site be at risk from,	0	Unlikely to have an impact.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	or impact on, noise levels?		A34 is in close proximity to the site and therefore there is the potential for noise impact however this is not expected to be significant.		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is <u>largely</u> greenfield, however part of the site is an existing site for Travelling Showpeople.	The development could help to mitigate the impact by maximising use of the previously developed land to accommodate the development	Development on greenfield land has a negative impact on environmental sustainability <u>though mitigation will reduce the impact.</u>
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions? Unlikely to be any significant sustainability issues	?	The level of impact depends on the building materials used, construction methods, transport and design		Without consideration given to sustainable construction techniques development could negatively impact on sustainability.
	Will the site be subject to / at risk from flooding	-	The site is partly within Flood Zones 2 and 3 which are located on the northern part of the site.	SUDs and a Flood Risk Assessment would be required. Development would be directed away from the flood Zones and mitigation measures could result in a positive effect.	Development could have a negative impact on all elements of sustainability however with the implementation of appropriate mitigation this could result in a positive effect.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			The development of the site for housing will have an overall neutral effect on economic sustainability.		the longer term.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

There are no significantly positive or negative effects in relation to this site.

The site is close to local services and facilities, [though some of these will inevitably be accessed by car, overall -and](#) this could have a positive impact on sustainability.

Development of the site could however lead to a negative impact on environmental sustainability unless suitable mitigation measures are introduced with regard to flood risk and the greenfield nature of the site. Mitigation measures such as good design techniques, SUDS and layout would help to mitigate this impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury Thatcham

Duration: Permanent

Timing: Short to Long term

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTTS3	Site Address:	Benhams Farm, Hollybush Lane, Burghfield Common, RG7 3JS		
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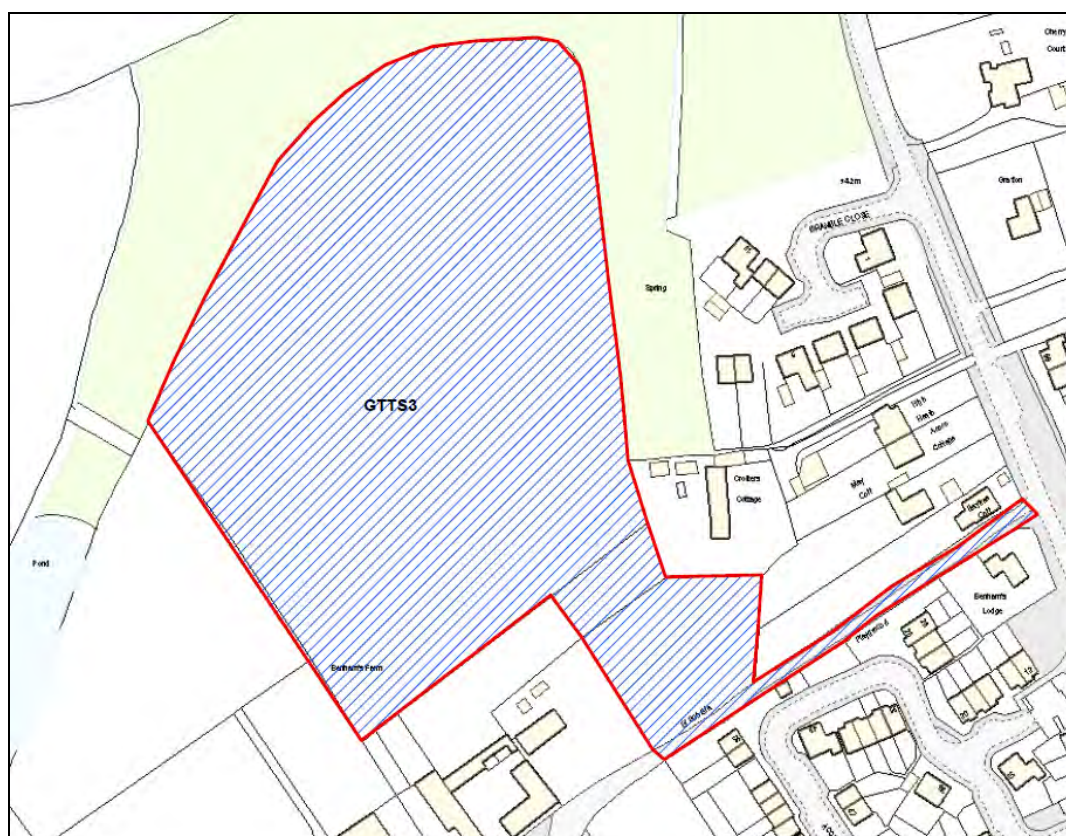
Spatial Area:	East Kennet Valley	Settlement:	Burghfield	Parish:	Sulhamstead
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Development Potential:	Up to 15 pitches	Site Size:	2.85 ha		
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Site Description:

The site is located to the west of Burghfield with part of the site lying adjacent to the settlement boundary. The site is accessed via a narrow track off Hollybush Lane and is set behind existing farmhouse and farm buildings. The site is contained to the north and east by woodland and existing vegetation, with farm buildings to the south and open farmland to the west. This is a large site currently used for agricultural purposes.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Access to the site is via a narrow track off Hollybush Lane. • Speed limit on Hollybush Lane is 30mph and there is formal footway provision along this road. • The site is in close proximity to the main Reading Road. • Burghfield Common has a regular bus service linking the village to Mortimer railway station and Reading town centre. The nearest bus stop to the site is approximately 700m away.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • The site has good access to schools - located approximately 350m from Mrs Blands Infant School, less than 1km to Garland Junior School and approximately 300m from The Willink School which is located along Hollybush lane. • The site is adjacent to the settlement boundary of Burghfield Common where a number of services and facilities do exist, including schools, shops, recreation facilities and a library. • Health services are available within Burghfield Common. • The site has good access to public transport as set out above.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • The site is not located within a flood zone. • There is evidence that the adjacent farm has flooded in the past and therefore a Flood Risk Assessment would be required.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site is of a sufficient size to allow for the provision of adequate on site facilities. This will require appropriate design.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • The site forms part of Benhams Farm and is located behind the existing farmhouse and associated barns. • Conversion of some outbuildings to residential has taken place and therefore residential properties are immediately adjacent to the site. • Proximity of the site to the existing settlement provides the opportunity for integration with the settled community. • Potential impact on the privacy and residential amenity of neighbouring residents.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • Any proposed mixed use development would need to be assessed in accordance with the relevant Local Plan policies.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • Although very close to the settlement the site does have a rural character. • Located down a single track lane the surrounding land uses are predominantly agricultural. • Residential properties are adjacent to the site, within the

	<p>wider farm landholdings, which could impact on the residential amenity of these properties in terms of general disturbance.</p> <ul style="list-style-type: none"> • There would be an increase in vehicle movements to and from the site compared to the current use (agriculture/grazing).
Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • The site is rural in character. • The site is contained to the north and east by woodland and existing vegetation, with farm buildings to the south but open farmland to the west providing views to the wider landscape.
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is not within the NWDAONB. • No impact on the character and policies affecting the NWDAONB.
Other issues to consider	<ul style="list-style-type: none"> • Site is located within the outer consultation zone for both AWE Aldermaston and AWE Burghfield. • Public Right of Way runs along the access to the site (SULH/41). • Listed building (Crofters Cottage) adjacent to the site. • The landowner indicates the site is available immediately, with no known constraints to delivery. • Awaiting comments from internal consultees (Education, Environmental Health, Highways, Community Safety). • Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames Water and Police.

Summary of Assessment:

The site is close to existing services and facilities, with good access to a bus service. The large site is set behind the existing settlement but is contained to the north and east by woodland and to the south by existing farm buildings. The site abuts the settlement boundary, with residential properties located immediately adjacent to the site itself. Open farmland to the west of the site affords views to the wider landscape which could result in some visual impact. Additional landscaping and sensitive design would be required.

Whilst the site is not located within a Flood Zone there is record of flooding at Benhams Farm and therefore a Flood Risk Assessment would be required.

The site is located within the outer consultation zone for both AWE Aldermaston and AWE Burghfield.

The site is **not recommended for allocation** due to concern over the impact on the existing settled community.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	GTTS3	Site Address:	Benhams Farm, Hollybush Lane, Burghfield Common	Development Potential:	Up to 15 pitches (for Gypsies and Travellers)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling. Providing a site for permanent accommodation creates an opportunity to deliver a better living environment. The sites proximity to the settled community provides the opportunity for integrated co-existence.		The site is close to local services and facilities including a local leisure centre and playing field. The site also provides the opportunity for integrated co-existence and as such the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	Very accessible to leisure centre and recreation ground.		
	Will it protect and enhance green infrastructure across the district?	0	Site is close to local amenity spaces and Public Right of Way runs along the access track to the site and through the farm beyond.	Public Right of Way would need to be protected.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Accessible to local facilities and very close to schools. Limited local employment opportunities in terms of B class uses but other types of employment are available within the village.		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling. There is no pavement on the west side of Hollybush Lane.	Potential to provide footpath along Hollybush Lane	There are opportunities for sustainable travel with regular bus services to Reading. This should have a generally positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and	?	Additional traffic could result in road safety concerns, but any	Potential to include a safe crossing of Hollybush Lane.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	improve safety?		development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	There are wetlands to the north of the site that would need to be protected. The site is within a BOA. There is potential for bats and badgers on the site.	Extended Phase 1 Habitat Survey required. There would be an opportunity to extend the Public Open Space (POS) to the north west in an easterly direction.	Development could have a negative impact on environmental sustainability unless appropriate mitigation measures are introduced.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0 / -	The site is contained to the north and west by woodland and existing vegetation and farm buildings to the south. Open farmland to the west provides views to the wider landscape.	Sensitive design and layout of the site as well as landscaping could assist in minimising any visual impact arising from the site.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site abuts the settlement boundary, with residential properties located immediately adjacent to the site itself. The close proximity of the site could have an impact.	Sensitive design and layout of the site as well as landscaping could assist in minimising any impact arising from the site.	Development could have a negative impact on environmental sustainability however appropriate mitigation measures could reduce this impact.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Historic farmstead in south west corner of the site.	Further assessment required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Unlikely to be any significant sustainability issues
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		Development on greenfield land has negative impact on environmental

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
		?			sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions? Unlikely to be any significant sustainability issues	?	The level of impact depends on the building materials used, construction methods, transport and design		Without consideration given to sustainable construction techniques development could negatively impact on sustainability.
	Will the site be subject to / at risk from flooding	0	The site is adjacent to an area of surface water flood risk, but is not at risk itself	SUDs and a Flood Risk Assessment would be required.	Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

[Overall the site is likely to have a predominantly neutral effect on sustainability and T](#)there are no significantly positive or negative effects in relation to this site. The site is close to local services and facilities, with opportunities for walking, cycling and public transport, this has a positive impact on sustainability. Development of the site could lead to a negative impact on environmental sustainability unless suitable mitigation measures are introduced with regard to landscape impact and the built environment [as the site abuts the existing settlement boundary](#). The site is greenfield and therefore likely to have a negative impact on sustainability. Mitigation measures such as good design techniques and layout would help to mitigate this impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTT54	Site Address:	Land to the rear of Paices Hill, Aldermaston
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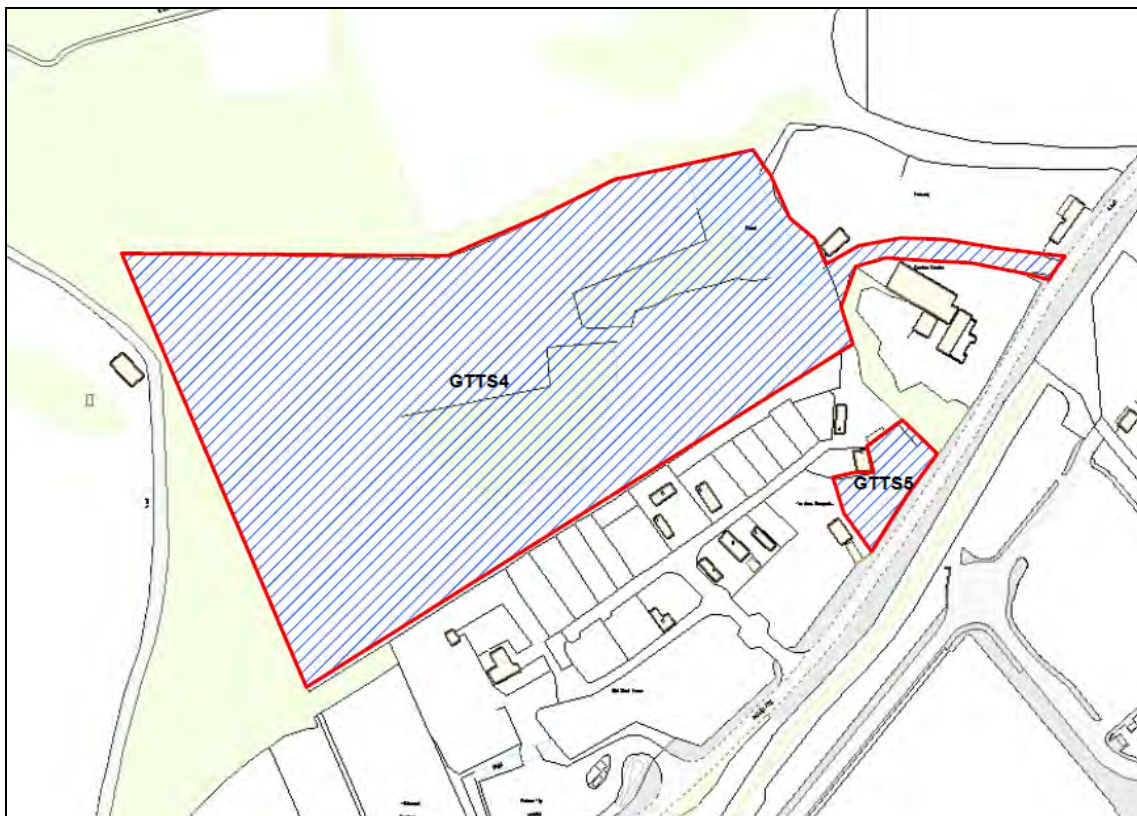
Spatial Area:	East Kennet Valley	Settlement:	Rural	Parish:	Aldermaston
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Development Potential:	Up to 15 pitches	Site Size:	5.67 ha
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Site Description:

The site located behind the existing privately run Gypsy and Traveller site, Paices Hill, which has a total of 39 pitches (24 permanent and 15 transit pitches). The site would be accessed off Paices Hill using a separate entrance to the existing site. The site is currently bounded by a corrugated iron fence making views into the site difficult.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Access to the site is obtained off Paices Hill, through the nursery. • Speed limit on Paices Hill is 50 mph. • There is no formal footway provision along this road, although there is a wide grass verge on either side. • An infrequent bus service linking to Reading and Newbury passes the site, although the services from Tadley are more frequent.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • The site is less than 1km to Tadley which hosts a variety of services and facilities including schools and shops. • The site has access to public transport as set out above to Newbury, Reading and Basingstoke.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • The site is not located within a flood zone and there is no evidence of flood risk issues on the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site is of a sufficient size to allow for the provision of adequate on site facilities. This will require appropriate design.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • The site is currently a vacant site but sits behind the existing Paices Hill Gypsy and Traveller site. • Extension of the Paices Hill site to include this site would result in a very large site which is inappropriate in size and scale. • Most of the surrounding uses are commercial. • Impact on the privacy and residential amenity of neighbouring residents on the Paices Hill site.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • There is no indication that the site is to be used for alternative uses, however given the mix of uses surrounding the site there would be the potential for appropriate authorised mixed uses on site.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • There would be an increase in vehicle movements to and from the site compared to the current use however the surrounding area is fairly busy with a mix of commercial and residential uses.
Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • The site is screened behind a corrugated iron fence inhibiting views into the site so the impact would be minimal.
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is not within the NWDAONB. • No impact on the character and policies affecting the NWDAONB.
Other issues to consider	<ul style="list-style-type: none"> • Site is located within the inner consultation zone for AWE Aldermaston. • Awaiting comments from internal consultees (Education, Environmental Health, Highways, Community Safety). • Site is still subject to key stakeholder consultation

	including Parish Council, Environment Agency, Thames Water and Police.
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Summary of Assessment:

The site located behind the existing privately run Gypsy and Traveller site, Paices Hill, which has a total of 39 pitches (24 permanent and 15 transit pitches).

The site would be accessed off Paices Hill using a separate entrance to the existing site. It is currently bounded by a corrugated iron fence making views into the site difficult.

The site is less than 1km to Tadley which hosts a variety of services and facilities including schools and shops, and employment areas (Calleva Park and Youngs Industrial Estate) are also in close proximity. Most of the surrounding uses are commercial. The site is not located within a flood zone and there is no evidence of flood risk issues on the site.

Extension of the Paices Hill site to include this site would result in a very large site which is inappropriate in size and scale.

Site is located within the inner consultation zone for AWE Aldermaston.

The site is automatically excluded and not recommended for allocation as it is considered that the site would be inappropriate in size and scale.

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTT55	Site Address:	New Stocks Farm, Paices Hill, Aldermaston
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Spatial Area:	East Kennet Valley	Settlement:	Rural	Parish:	Aldermaston
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Development Potential:	Up to 98 pitches	Site Size:	0.15 ha
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Site Description:

The site ~~forms part of the wider located next to the~~ existing privately run Gypsy and Traveller site, Paices Hill, which ~~has consists of~~ a total of 39 pitches (24 permanent and 15 transit pitches). ~~The area under consideration is known as New Stocks Farm and currently has planning permission for transit pitches to accommodate the travelling community.~~ The site ~~could be~~ accessed off Paices Hill via the existing site entrance.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Access to the site can be obtained through the existing site entrance. • Speed limit on Paices Hill is 50 mph. • There is no formal footway provision along this road, although there is a wide grass verge on either side. • An infrequent bus service linking to Reading and Newbury passes the site, although the services from Tadley are more frequent.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • The site is less than 1km to Tadley which hosts a variety of services and facilities including schools and shops. • The site has access to public transport as set out above to Newbury, Reading and Basingstoke.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • The site is not located within a flood zone and there is no evidence of flood risk issues on the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site is of a size to allow for the provision of onsite facilities but this will require appropriate design.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • The site is currently a Gypsy and Traveller site which forms part of the larger Paices Hill site. • Most of the surrounding uses are commercial and existing Gypsy and Traveller accommodation. • Impact on the privacy and residential amenity of existing residents on the Paices Hill site would be minimal given the current use of the site.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • There is no indication that the site is to be used for alternative uses.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • Whilst there would be an increase in vehicle movements to and from the site the principle of Gypsies and Travellers on the site for 98 pitches has already been established through the extant planning permission. • The surrounding area is fairly busy with a mix of commercial and residential uses (Gypsies and Travellers).
Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • There would be no visual impact from the site, which currently sits behind a high fence. • The character of the area would not be materially harmed from the development of this site.
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is not within the NWDAONB. • No impact on the character and policies affecting the NWDAONB.
Other issues to consider	<ul style="list-style-type: none"> • Site is located within the inner consultation zone for AWE Aldermaston though the development replaces 8 existing transit pitches. • Awaiting comments from internal consultees (Education, Environmental Health, Highways). • Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames

Summary of Assessment:

The site is within 1km of Tadley which hosts a variety of services and facilities including schools and shops . The proposed site is ~~located next to the existing transit pitch provision at the~~[provides transit pitches as part of the wider existing](#), privately run Gypsy and Traveller site, Paices Hill, which has a total of 39 pitches (24 permanent and 15 transit pitches). The site is outside of any existing settlement but given the proximity to existing employment sites at Calleva Park and Youngs Industrial Estate it is not considered to be rural in character.

[The allocation will replace 8 of the existing 15 transit pitches, with 8 permanent pitches for Gypsies and Travellers. The GTAA has concluded that there is no demand for additional transit pitches within the period to 2029.](#)

The site is **recommended for allocation**.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Rural	Parish:	Aldermaston
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Site ID:	GTTS5	Site Address:	New Stocks Farm, Paices Hill, Aldermaston	Development Potential:	Up to 98 pitches (for Gypsies and Travellers)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities in Tadley which would enable walking and cycling. Providing a site for permanent accommodation creates an opportunity to deliver a better living environment.		The site is close to local services and facilities including a local leisure centre. The site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	Leisure facilities are available in Tadley.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Accessible to local services and facilities, including schools. A number of commercial uses surround the site.		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	There are a number of opportunities for walking and cycling in the area. Public transport is limited. There is no pavement along Paices Hill. Potential for high car dependence.	Potential to provide footpath along Paices Hill.	There are opportunities for walking and cycling however public transport is limited and it is likely car dependence will be high. Overall, development is unlikely to impact on sustainability as the pitches proposed replace existing transit pitches with permanent pitches.
	Will it reduce the number of road traffic accidents and improve safety?	?	The site already has consent for transit pitches however the change to permanent could result in additional traffic which in turn could result in road safety concerns. Any development would also have the potential to improve road safety.	Potential to provide Highway improvements along Paices Hill.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known habitats on the site		Development is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is currently a transit site for Gypsies and Travellers contained within a larger existing Gypsy and Traveller site.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is currently a transit site for Gypsies and Travellers contained within a larger existing Gypsy and Traveller site.		Development is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact, however there is the potential for general disturbance from existing residents on the wider site and surrounding commercial uses.		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	Site is brownfield		Development on brownfield site could have a positive impact on environmental sustainability as it prevents the loss of greenfield land elsewhere.
10. To reduce emissions	Will it reduce West	?	The level of impact depends on the		Without consideration given

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
contributing to climate change and ensure adaptation measures are in place to respond to climate change	Berkshire's contribution to greenhouse gas emissions? <u>Unlikely to be any significant sustainability issues</u>		building materials used, construction methods, transport and design		to sustainable construction techniques development could negatively impact on sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk of flooding	SUDs would be required	Unlikely to have an impact on any element of sustainability.
<u>11. To ensure a strong, diverse and sustainable economic base</u>	<u>Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?</u>	<u>0</u>	<u>Not considered relevant</u>		<u>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</u>
	<u>Will it promote and support key business sectors and utilise employment land effectively and efficiently?</u>	<u>0</u>	<u>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</u> <u>The development of the site for housing will have an overall neutral effect on economic sustainability.</u>		
	<u>Will it promote and support the vitality and viability of the District's commercial centres?</u>	<u>0</u>	<u>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</u> <u>The development of the site for housing only will have a neutral effect on economic sustainability.</u>		

Summary

There are no significantly positive or negative effects in relation to this site.
 The site is close to local services and facilities, with opportunities for walking, cycling and public transport in particular, this has a positive impact on sustainability.
 The site is also previously developed land which would positively impact on environmental sustainability.
 Overall the site has a predominantly neutral effect on the sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTTS6A	Site Address:	Clappers Farm – land opposite Lambswood Industrial Estate
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Spatial Area:	East Kennet Valley	Settlement:	Rural	Parish:	Beech Hill
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Development Potential:	Up to 5 pitches for Gypsies and Travellers
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Site Description:

The site is located on Bloomfield Hatch Lane, ~~to the~~ 2.5 miles southwest of Junction 11 of the M4. The Site is bounded by a mature hedgerow fronting the road and the north, ~~but the other aspects~~ open with the rear of the site opening on to open arable farmland. Existing farm buildings are present on the site.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Access to the site is obtained off Bloomfield Hatch Lane which has a speed limit of 40mph. • There is no formal footway provision along this road. • The site not well served by public transport. An infrequent bus service passes the site once a day on certain days of the week.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • The site is approximately 4km from Spencers Wood and 4.8km from Mortimer, both of which have services and facilities including shops and schools. • Grazeley Primary School is approximately 1km from the site (within Wokingham Borough) • The nearest GP surgery is in Mortimer.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • The site is not located within a flood zone and there is no evidence of flood risk issues on the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site is of a sufficient size to allow for the provision of adequate on site facilities. This will require appropriate design.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • Although the site is situated in a rural location there are number of residential properties along Bloomfield Hatch Lane. • The site is close to a small industrial area with a number of industrial units. • Potential impact on the privacy and residential amenity of neighbouring residents.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • Any proposed mixed use development on the site would need to be assessed in accordance with the policies set out within the Local Plan.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • The site is currently hardstanding with some vacant farm buildings. • The surrounding uses are predominantly agriculture, with dispersed residential properties and a small industrial estate on the opposite side of the road. • There would be an increase in vehicular movements to and from the site which could have an impact on the highway.
Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • The site is bounded by hedgerows and a few trees. • Potential for views from the south east and south west across agricultural land. • Farm buildings exist on the site, currently used for storage.
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is not within the NWDAONB. • No impact on the character and policies affecting the NWDAONB.
Other issues to consider	<ul style="list-style-type: none"> • Site is located within the Thames Basin Heath SPA 5-7km zone • The site is within the middle consultation zone for AWE

	<p>Burghfield.</p> <ul style="list-style-type: none">• Awaiting comments from internal consultees (Education, Environmental Health, Highways, Community Safety).• Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames Water and Police.
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Summary of Assessment:

Following further investigations into the ownership of the site, the site is considered no longer available.

The site is automatically excluded and **not recommended for allocation** as it is not available.

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTTS6B	Site Address:	Clappers Farm – corner of Bloomfield Hatch Lane and Cross Lane <u>area of search</u>
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Spatial Area:	East Kennet Valley	Settlement:	Rural	Parish:	Beech Hill
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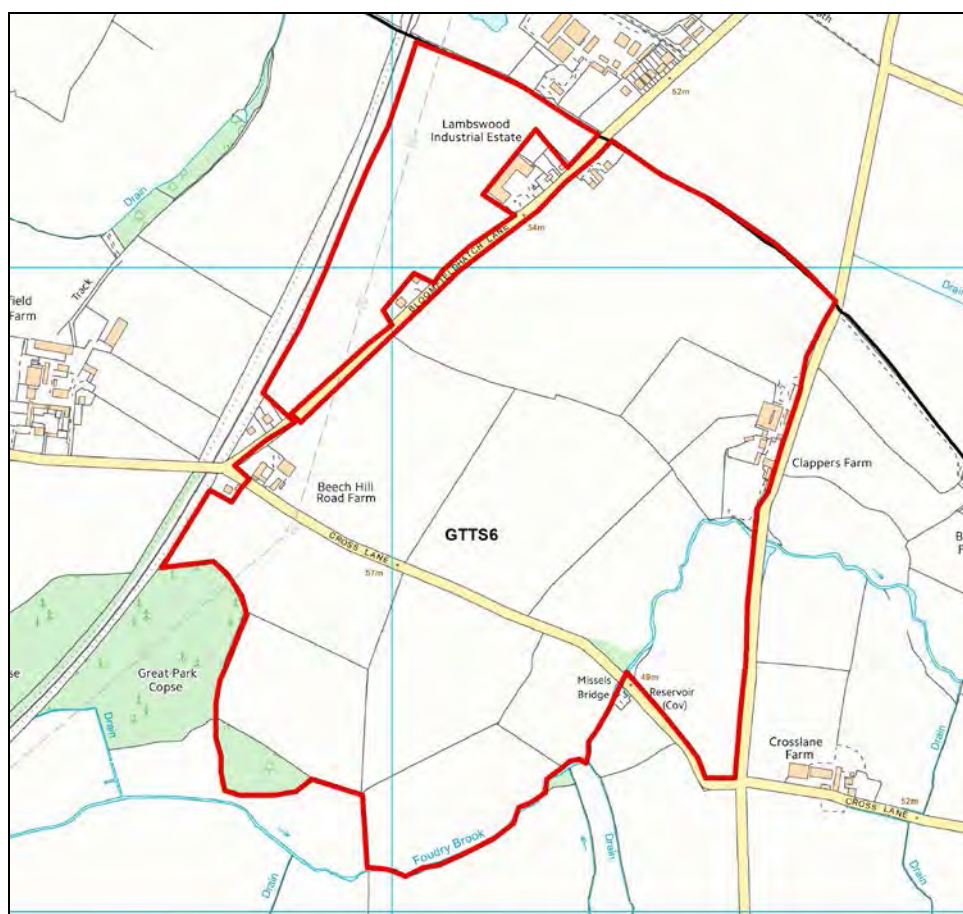
Development Potential:	Up to <u>59</u> pitches for Gypsies and Travellers
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Site Description:

The preferred options stage identified a site ~~is~~ located on junction of Bloomfield Hatch Lane and Cross Lane approximately 3 miles southwest of Junction 11 of the M4. The sSite is bounded by a mature hedgerow fronting the roads to the north west, west and south west ; and contains a number of agricultural buildings. This site was consulted upon as a preferred options allocation in 2014.

The identified preferred options site forms part of wider Council landholdings, Clappers Farm, and the whole of the site is now being considered as an area of search. The Clappers Farm landholding is approximately 2.5km from Spencers Wood and 4km from Mortimer.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Access to the site is obtained off Cross Lane which has a speed limit of 60 mph. • Surrounding roads are rural in nature and There is with no formal footway provision along this road. • The site area of search not well served by public transport. An infrequent bus service passes the site area once a day on certain days of the week. • There is a railway station approximately 2.5km from the area of search. • Clappers Farm is just over 1km from the A33 and approximately 3.5km to Junction 11 of the M4. • The junction with Cross Lane and Bloomfield Hatch Lane is of concern due to the poor visibility of on-coming traffic. This would require further consideration by Highways.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • The site Clappers Farm area of search is approximately 2.54km from Spencers Wood, 4km from Burghfield Common and 4km from Mortimer, both all of which have a range of services and facilities including shops and schools. • Grazeley Primary School is less than approximately 1.5km from the site area (although this is within Wokingham Borough) • The nearest GP surgery is in Mortimer.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • The site is not located within a flood zone and there is no evidence of flood risk issues on the site. • The southern and south eastern part of the area of search lies within flood zones 2 and 3. Development will not take place within the flood zones. • A Flood Risk Assessment will be required for any development proposals.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site The area of search is of a sufficient size to allow for the provision of adequate on site facilities. This will require appropriate design.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • Although the site The Clappers Farm area of search is situated in a rural location there are residential properties directly opposite the site, both on Cross Lane and Bloomfield Hatch Lane with dispersed residential properties nearby. Some properties lie adjacent to the boundary of the area. • Potential impact on the privacy and residential amenity of neighbouring residents.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • Any proposed mixed use development on the site area of search would need to be assessed in accordance with the policies set out within the Local Plan.
The compatibility of the use with the surrounding land use, including potential disturbance	<ul style="list-style-type: none"> • The site area of search is currently hard standing with some large vacant farm buildings. predominantly in agricultural use. Within the area there are some

<p>from vehicular movements, and on site business activities</p>	<p>redundant farm buildings as well as a working farm.</p> <ul style="list-style-type: none"> • The surrounding uses are predominantly agriculture, with dispersed residential properties, however some of these properties are directly opposite this site adjacent to the area boundary. • There would be an increase in vehicular movements to and from the site which could have an impact on the highway.
<p>Will not materially harm the physical and visual character of the area</p>	<ul style="list-style-type: none"> • The site area of search is bounded by hedgerows and a few mature trees along the road edge. • Potential for views from the east across agricultural land into and out of the area of search at certain locations. Effective landscaping would be required. • Vacant agricultural buildings/farm buildings present on the site.
<p>Where applicable have regard for the character and policies affecting the North Wessex Downs AONB</p>	<ul style="list-style-type: none"> • Site Clappers Farm area of search is not within the NWDAONB. • No impact on the character and policies affecting the NWDAONB.
<p>Other issues to consider</p>	<ul style="list-style-type: none"> • Site Area is located within the Thames Basin Heath SPA 5-7km zone. • The site area of search is within the middle consultation zone for AWE Burghfield. • The south western boundary of the area of search lies adjacent to ancient woodland. • Public Right of Way runs adjacent to the northern boundary of the area of search. • Site Area is located close to railway line – potential noise impact. • The site Clappers Farm area of search is Council owned land. • Awaiting comments from internal consultees (Archaeology, Education, Environmental Health, Ecology, Highways, Community Safety, G&T Liaison Officer, Housing and Emergency Planning). • Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames Water and Police.

Summary of Assessment:

[The identified preferred options site \(GTTS6B\) forms part of wider Council landholdings, Clappers Farm, and the whole of the site is now being considered as an area of search \(GTTS6\). Comments and concerns raised through the preferred options consultation has resulted in the wider Clappers Farm landholding \(GTTS6\) being considered as an area of search from within which a site for up to 9 pitches will be delivered through the Local Plan.](#)

The ~~site~~ Clappers Farm area of search is approximately 2.54km from Spencers Wood, 4km from Burghfield Common and 4km from Mortimer, ~~both~~ of which have a range of services and facilities including shops and schools. The nearest primary school is approximately less than 1.5km from the ~~site~~ area (although this is within Wokingham Borough). ~~The site~~ Clappers Farm is outside of any existing settlement and is rural in character, although there are some dispersed residential properties ~~directly opposite the site~~ adjacent to the area of search boundary, ~~both~~ on Cross Lane and Bloomfield Hatch Lane. The area of search also has good access to the A33 and M4.

National policy (Planning Policy for Traveller Sites (PPTS)) seeks to restrict Gypsy and Traveller sites within open countryside that is away from existing settlements or outside areas allocated in the development plan. ~~h~~ However, it does go on to say that in assessing the suitability of sites in rural settings the scale of such sites should not dominate the nearest settled community. The area of search there are is close to some local services and facilities nearby, and has good access to both A33 and the M4.

This site is Council owned land and capable of being delivered later in the plan period.

The site ~~GTT~~ S6 is **recommended for allocation** as an area of search from within which a site for up to 9 pitches will be delivered through the Local Plan.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	East Kennet Valley	Settlement:	Rural	Parish:	Beech Hill
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Site ID:	GTTS6B	Site Address:	Land at Clappers Farm (area of search) – corner of Bloomfield Hatch Lane and Cross Lane	Development Potential:	Up to 5 9 pitches (for Gypsies and Travellers)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The area of search site has easy access to the countryside providing opportunities for walking and cycling. Providing a site for permanent accommodation creates an opportunity to deliver a better living environment.		The site area of search has easy access to the countryside providing opportunities for walking and cycling and is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	0	No sport facilities nearby.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact. Public Right of Way runs along the northern boundary of the area of search.	Public Right of Way will need to be protected.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Services and facilities are available in nearby settlements but these are approximately 2.5 - 4km from the site area of search . There is a primary school is approximately less than 1.5km away although this is within the neighbouring authority. Primary schools are also present in Mortimer and Burghfield Common. from the site and a small industrial estate is located along Bloomfield Hatch Lane. There is likely to be high car dependency.		Services and facilities are available in nearby settlements however these are not within easy walking and cycling distances. Overall neutral effect on sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	-	The site area of search has poor public transport provision and services and facilities are not within easy walking and cycling distance (approximately 2.5 - 4km away). Mortimer railway station is located		There would be a high degree of car dependency given the lack of public transport provision and location of services and facilities. Development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			approximately 2.5km from the area of search		would could have a negative effect on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns at the junction of Cross lane and Bloomfield Hatch Lane , but any development would also have the potential to improve road safety.	Potential highway improvements at junction to improve visibility.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known habitats on the site, though possible bat and barn owl presence in the redundant farm buildings located at the junction of Cross Lane and Bloomfield Hatch Lane. Ancient woodland lies adjacent to the south western boundary of the area of search.	Bat and Barn owl surveys required along with a Phase 1 Habitat Survey with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented to ensure any protected species are not adversely affected.	Development could have a negative impact on environmental sustainability unless appropriate mitigation measures are introduced.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0 / -	The area of search contains site is bounded by hedgerows and a number of few mature trees along the road edge . Vacant farm buildings exist at the junction of Cross Lane and Bloomfield Hatch Lane on the site . Potential for views from the east across agricultural land.	Sensitive design, layout and siting of the development on any the site within the rea of search , as well as landscaping could assist in minimising any visual impact arising from the site .	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The built environment is rural in character – mainly agricultural buildings with some dispersed residential properties.	Sensitive design, layout and siting of the development on the site, as well as landscaping could assist in minimising any visual impact arising from the site.	Site Area of search -is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact.		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of	0	Unlikely to have an impact		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	the historic environment?				
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development could be impacted from noise as a result of the close proximity of the railway line. This could have a negative impact on social sustainability.
	Will the site be at risk from, or impact on, noise levels?	0 / -	Site is in close proximity to the railway line adjoins the northern boundary of the site and therefore could be impacted by noise.	Site layout and design - buffers potentially required depending on specific site selected.	
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield. Agricultural buildings in the area of search site.		Development on greenfield land has negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions? Unlikely to be any significant sustainability issues	?	The level of impact depends on the building materials used, construction methods, transport and design.		Without consideration given to sustainable construction techniques development could negatively impact on sustainability.
	Will the site be subject to / at risk from flooding	0	The site not at risk of area of search contains areas at risk from flooding. The selection of a site within the area of search will take this into account and avoid the area affected.	A Flood Risk Assessment would be required, along with the implementation of SUDs and/or appropriate mitigation measures. - would be required Development will not take place within flood zones 2 and 3.	Unlikely to have an impact on any element of sustainability. - Flooding has the potential to impact on all aspects of sustainability if appropriate mitigation measures are not put in place.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		business sectors and business development in the longer term.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

[Overall development on part of the area of search is likely to have a predominantly neutral effect on sustainability and there are no significantly positive or negative effects in relation to the area of search site.](#)
[The Allocating a site within the area of search could impact positively on the lifestyle of the travelling community through the provision of permanent accommodation.](#)
[The site area of search has poor access to public transport and services and facilities are approximately 2.5 - 4km from the site, with the exception of a primary school although this is within the neighbouring authority.](#)
[This would lead to a high car dependency and have a negative effect on social and environmental sustainability.](#)
[The greenfield nature of the site area of search and the potential for noise impact from the railway line could also have a negative impact on sustainability. Mitigation measures such as good design techniques and additional landscaping would help to mitigate against negative impact.](#)
[Flooding has the potential to impact on all aspects of sustainability if appropriate mitigation measures are not put in place.](#)

Summary of effects:
Effect: Predominantly neutral
Likelihood: High
Scale: East Kennet Valley
Duration: Permanent
Timing: Short to Long term

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTTS7	Site Address:	72 Purley Rise, Purley on Thames
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Spatial Area:	Eastern Area	Settlement:	Eastern Urban Area	Parish:	Purley on Thames
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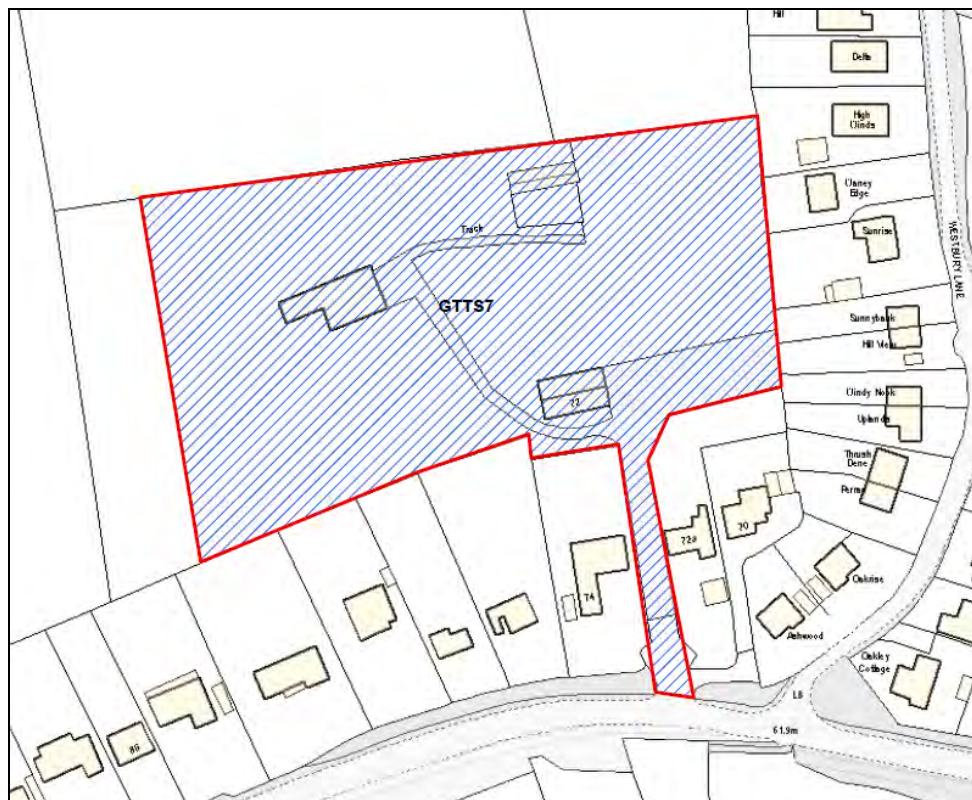
Development Potential:	Up to 10 pitches for Gypsies and Travellers
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Site Description:

The site is located in the Eastern Urban Area, with residential dwellings on two sides of the site. The site is currently used for storing touring caravans and was promoted through the Strategic Housing Land Availability Assessment (SHLAA) for either housing or a Gypsy and Traveller site. The site is therefore also being considered for housing.

The site is accessed via a narrow track from Purley Rise and passes between dwellings. The site is well screened from the road and existing properties.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Access to the site is obtained off Purley Rise which has a speed limit of 30 mph. • Access to the site is via a narrow track between residential properties • There is formal footway provision on one side along this road and throughout the urban area. • The site is served by regular bus services throughout Tilehurst to Reading and Pangbourne. The nearest bus stop to the site is approximately 150m away. • The site is 2.6km from Tilehurst railway station.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • The site has good access to services and facilities in the Eastern Urban Area. • Infant school and primary school are within 1km of the site. Nearest secondary school is 1.7km from the site. • There are a number of opportunities for walking and cycling, including access to the Thames Path.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • The site is not located within a flood zone, but does sit within a groundwater emergence zone. However there is no evidence of flooding on the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site is of a sufficient size to allow for the provision of adequate on site facilities. This will require appropriate design.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • The site is adjacent to the existing settlement boundary and sits behind the current building line. It is surrounded by residential properties on two sides. • The sites location provides the opportunity for integration with the settled community. • Potential impact on the privacy and residential amenity of neighbouring residents.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • Any proposed mixed use development on the site would need to be assessed in accordance with the policies set out within the Local Plan.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • The site currently used for storing touring caravans and so the area will be familiar with a degree of traffic movements relating to the current use. • Potential impact on the privacy and residential amenity of residential properties immediately adjacent to the site in terms of noise, additional vehicle movements and general disturbance.
Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • The site is well screened by mature vegetation therefore visual impact will be minimal. • Surrounding landscape sensitivity is low/medium based on the Landscape Sensitivity Study.

Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is not within the North Wessex Downs AONB. However, land surrounding the site is within the AONB and therefore impact on the wider landscape would need to be considered.
Other issues to consider	<ul style="list-style-type: none"> • The site is part of a BAP Habitat and therefore an extended Phase 1 Habitat Survey would be required. • Archaeological potential on the site. Desk-based assessment would be required. • Site is located close to railway line – potential noise impact. • Awaiting comments from internal consultees (Education, Environmental Health, Highways, Community Safety). • Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames Water and Police.

Summary of Assessment:

The site is located within an urban area and has good access to services and facilities as well as public transport. A regular bus service passes the site and Tilehurst train station is just over 2 km away. The site's close proximity to the existing settlement provides opportunities for integration with the settled community however it could also result in potential impact on the privacy and residential amenity of neighbouring residents.

The site is currently used for storing touring caravans and is well screened from the highway and adjacent properties.

The site is not within a flood zone but is within a ground water emergence zone, although there is no evidence of previous flooding on the site.

The site was also submitted as a SHLAA site and has been recommended as a ~~preferred~~ housing site allocation. [It is considered that the site is appropriate for housing development.](#)

The site is [therefore not recommended for allocation as a Gypsy and Traveller site.](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Purley-on-Thames
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Site ID:	GTTS7	Site Address:	72 Purley Rise, Purley-on-Thames	Development Potential:	Up to 10 pitches (for Gypsies and Travellers)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to recreation ground and play facilities and close to local services and facilities which would enable walking and cycling. Providing a site for permanent accommodation creates an opportunity to deliver a better living environment. The sites proximity to the settled community provides the opportunity for integrated co-existence.		The site is close to local services and facilities and open countryside meaning that there would be a positive impact on environmental and social sustainability.
	Will it increase opportunities for access to sports facilities?	+	Site is close to recreation ground.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are a range of services and employment opportunities close to the site, with a number of public transport options nearby.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public	+	The site is close to a number of public transport options. Tilehurst railway station is approximately 2.6km from the site, and regular bus		The site is served by regular bus services, and is within walking distance of a number of services and

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	transport? Will it reduce the number of road traffic accidents and improve safety?	?	services pass by or near to the site. Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		facilities, meaning that there would be a positive impact on all elements of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Development of the site would be unlikely to have an impact on biodiversity or geodiversity		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is adjacent to the AONB however the northern part of the site (proposed) is well screened and is currently used for storing touring caravans.	Sensitive design, layout and siting of development on the site as well as landscaping could assist with minimising any visual impact arising from the development.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site abuts the settlement boundary, with residential properties located immediately adjacent to the site itself. The close proximity of the site could have an impact.	Sensitive design, layout and siting of development on the site as well as landscaping could assist with minimising any visual impact arising from the development.	Development could have a negative impact on environmental sustainability, however appropriate mitigation measures could reduce this impact.
	Will it conserve and enhance the significance of the District's heritage assets?	?	There are known Saxon graves near to the site.	Further work is required to determine whether there is anything of archaeological significance on the site.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	?	The south of the site is located adjacent to the railway line and could be impacted by poor air quality.	Development is only proposed for the northern part of the site.	Unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	?	The south of the site is located adjacent to the railway line and could be impacted by noise.	Development is only proposed for the northern part of the site.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design		Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is at risk from surface and ground water flooding but does not sit within a flood zone.	There has been no evidence of flooding on the site. An FRA and appropriate mitigation including SUDs would be required.	Flooding can have a negative impact on all elements of sustainability, Mitigation measures should reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			<ul style="list-style-type: none"> - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions 		
			<p>is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.</p>		

Summary

[Overall the site is likely to have a predominantly neutral effect of sustainability, and T](#) there are no significant positive or negative impacts on sustainability from this site. The ~~site scores positively~~[site is likely to have a positive impact on sustainability](#) in terms of opportunities for sustainable travel and health, active lifestyles as it is close to local services and facilities. There are no biodiversity or environmental designations on the site. Development could [negatively](#) impact upon the character of the built environment given residential properties are located immediately adjacent to the site. The site is well screened and is currently used for storing touring caravans. The proximity to the railway line could cause noise and air pollution, but careful design and use of only part of the site could mitigate this impact. The site is at risk from surface and groundwater flooding, although with appropriate mitigation the negative impact should be reduced.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to Long term.

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTTS8	Site Address:	Stable View, Oare
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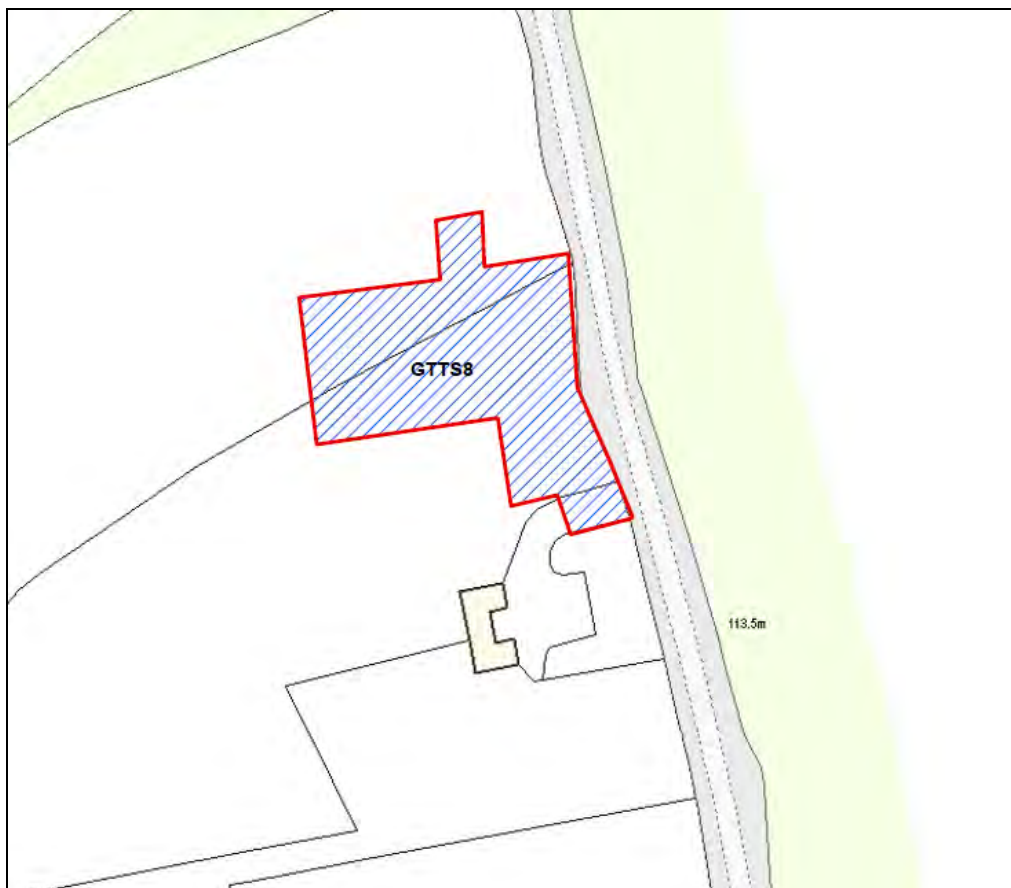
Spatial Area:	AONB	Settlement:	Oare	Parish:	Chieveley
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Development Potential:	1 pitch	Site Size:	0.18 ha
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Site Description:

The site is located within the North Wessex Downs AONB between the settlements of Hermitage and Oare. The site is situated along a rural road, which has dispersed residential properties. It is currently an unauthorised Gypsy and Traveller development accommodating one family. The site is contained by fencing and some vegetation.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Access to the site is obtained off Old Street which has a speed limit of 60 mph. • There is no formal footway provision along this road and it is rural in character. • Hermitage is served by the 6a bus service, linking with Newbury and Harwell Business Centre via several small villages. • The nearest bus stop to the site is approximately 800m away on the edge of Hermitage village.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • The site is located approximately 1200m from the village shop, public house and village hall. • Primary school is located just over 2km from the site. • No GP surgery within Hermitage, nearest surgery is within Compton or Chieveley.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • Site is not at risk of flooding and there is no evidence of flood risk issues on the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Existing facilities on site including parking, play area and static caravan.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • The site is outside of, but close to, the existing settlement of Hermitage. The village has a number of services and facilities which are less than 1.5km away from the site. • The site's location close to the village provides the opportunity for some integration with the settled community however the site is in a rural location. • Whilst there are no residential properties immediately adjacent to the site, there are some dwellings dispersed along the road. • Impact on the privacy and residential amenity of both site occupants and/or neighbouring uses would be limited.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • Any proposed mixed use development in the AONB would need to be assessed in accordance with the relevant Local Plan policies. This would need to reflect the site's location within a nationally designated landscape.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • Surrounding land use is largely agricultural, with some residential properties nearby. • Given the existing use of the site as an unauthorised Gypsy and Traveller site there would not be an increase in vehicle movements to and from the site or general disturbance.

Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • The site is rural in character despite being close to the existing settlement of Hermitage. • Fencing and some vegetation help contain the site within the wider landscape, with limited views from the road (Old Street).
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is located within the North Wessex Downs AONB. • Previous planning appeals for the site were dismissed due to unacceptable harm to the AONB landscape.
Other issues to consider	<ul style="list-style-type: none"> • The site is an existing unauthorised site which has been subject to a number of planning appeals in recent years. The appeals have been dismissed due to landscape impact. • Awaiting comments from internal consultees (Ecology, Education, Environmental Health, Highways, Community Safety). • Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames Water, Police and the AONB Council of Partners.

Summary of Assessment:

The site is close to existing [local](#) services and facilities, with good access to a bus service. Existing fencing and vegetation help contain the site within the wider landscape with limited views from the road. The size of the site would not dominate the landscape or the nearest settled community and the impact on the privacy and residential amenity of both site occupants and/or neighbouring uses will be limited. The site is not at risk of flooding.

The site is within the NWDAONB and therefore consideration of the landscape is paramount in assessing the suitability of sites within this nationally designated landscape. National policy (Planning Policy for Traveller Sites (PPTS)) seeks to restrict Gypsy and Traveller sites within open countryside that is away from existing settlements or outside areas allocated in the development plan.

Previous planning appeals for the site have been dismissed due to the unacceptable harm to the landscape within the AONB.

The site is [automatically excluded and -not recommended for allocation, the site has previously been dismissed at appeal due to unacceptable harm to the landscape of the AONB.](#)

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTTS9	Site Address:	Padworth Farm, Rag Hill, Aldermaston		
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Spatial Area:	AONB	Settlement:	Padworth	Parish:	Padworth
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Development Potential:	1 pitch	Site Size:	0.08ha
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Site Description:

The site is located at Padworth Sawmills, to the west of Padworth. The site is situated along a rural road. The site has previously had planning permission, but this has subsequently expired.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Access to the site is from Rag Hill which has a speed limit of 60mph • There is no formal footway provision along this road and it is rural in character. • No bus service passes the site.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • The site is 2.5km from Aldermaston Village, where there is a local shop, pub and primary school. • There is no GP surgery within Aldermaston, the nearest surgeries are located in Tadley, or Mortimer.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • The site is not located within a flood zone and there is no evidence of flood risk issues on the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site previously had planning permission for onsite facilities.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • The site is some distance from a settled community. • There are a number of farms along Rag Hill • The site is situated adjacent to Padworth Farm.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • There is no indication that the site is to be used for alternative uses.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • The site is currently used as paddock/garden. • The surrounding land uses are predominantly agricultural • The impact on the highway network was considered as part of the lapsed planning application.
Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • This was considered as part of the lapsed planning application.
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is not within the NWDAONB. • No impact on the character and policies affecting the NWDAONB.
Other issues to consider	<ul style="list-style-type: none"> • The site is in the inner consultation zone for AWE Aldermaston • Awaiting comments from internal consultees (Archaeology, Education, Environmental Health, Ecology, Highways, Community Safety, G&T Liaison Officer, Housing and Emergency Planning). • Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames Water and Police.

Summary of Assessment:

The site is 2.5km from Aldermaston Village, where there is a local shop, pub and primary school. The site is a grassy paddock with residential properties to the west.

National policy (Planning Policy for Traveller Sites (PPTS)) seeks to restrict Gypsy and Traveller sites within open countryside that is away from existing settlements or outside areas allocated in the development plan. However, the principal of this site being suitable for single Gypsy and Traveller pitch provision was established through the previous planning application (10/02684/FULD)

[Following the preferred options consultation it became clear that certainty of delivery could not be ascertained.](#)

The site is **not** recommended for allocation.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Rural	Parish:	Aldermaston
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Site ID:	GTTS9	Site Address:	Padworth Saw Mills, Raghill, Aldermaston	Development Potential:	1 pitch (for Gypsies and Travellers)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities in Aldermaston, which would enable walking and cycling. Providing a site for permanent accommodation creates an opportunity to deliver a better living environment.		The site is close to local services and facilities. The site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Accessible to local services and facilities, including schools. A number of commercial uses surround the site.		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	There are a number of opportunities for walking and cycling in the area. Public transport is limited. Potential for high car dependence.	Improvements could be made to pedestrian and cycling facilities in the area.	There are opportunities for walking and cycling however public transport is limited and it is likely car dependence will be high. Overall, development is unlikely to impact on sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	The site already has benefited from a consent for a single pitch.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known habitats on the site		Development is unlikely to have an impact on any element of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

[Overall the site is likely to have a predominantly neutral effect on sustainability, and](#) there are no significantly positive or negative effects in relation to this site.
[The site could impact positively on the lifestyle of the travelling community through the provision of permanent accommodation.](#)
 The site is 2.5km to local services and facilities, with opportunities for walking and cycling, ~~and but~~ this might lead to a high car dependency.
~~Overall the site has a predominantly neutral effect on the sustainability.~~

Summary of effects:

Effect: Predominantly neutral
Likelihood: High
Scale: East Kennet Valley
Duration: Permanent
Timing: Short to Long term

Appendix 11

Policies for Housing in the Countryside SA/SEA

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy 1	Countryside 1 – Location of New Housing in the Countryside 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 The policy will encourage residential development within the revised settlement boundaries of the settlements listed. Policy ADDP1 identifies these settlements as locations for housing to include affordable housing for local needs in line with National Practice Guidance.		Unlikely to have an impact on any element of sustainability. This will have a positive impact on economic, social and environmental sustainability.
	Will it enable to provision of good quality market housing required to meet identified need?	0+	Unlikely to have an impact The policy enables residential development within the revised settlement boundaries and in very limited cases outside the settlement. This provision will help to meet identified 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		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.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	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 <u>Development of sites both within and outside of the settlement boundary could result in a small scale loss of green infrastructure.</u>	<u>Mitigation by improving existing green infrastructure or providing alternative green infrastructure would be required.</u>	Unlikely to have an impact on any element of sustainability. <u>There could be a negative impact on social and environmental sustainability through the small scale loss of green infrastructure as a result of this policy. Mitigation measures would help to reduce this impact.</u>
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 <u>Development of a site outside of the settlement boundary or in the wider countryside could result in the loss of biodiversity assets.</u>	<u>Mitigation would be required through translocation or improvements to existing alternative sites.</u>	Unlikely to have an impact on any element of sustainability. <u>There could be a negative impact on environmental sustainability through the potential loss of</u>

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

					biodiversity assets as a result of this policy. Mitigation measures would help to reduce this impact.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0₋	Unlikely to have an impact Development of a site outside of the settlement boundary could impact on the character of the landscape. Where there is an overriding need for affordable housing, this could override considerations of the landscape except in the AONB, where conserving the landscape quality is the overriding consideration.	Careful consideration would need to be given to the location and design of development. In the AONB. The impact on the conservation of the landscape is of overriding importance.	Unlikely to have an impact on any element of sustainability. There could be a negative impact on environmental sustainability through the potential impact on landscape character as a result of this policy. Mitigation measures would help to reduce this impact.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0₊	Unlikely to have an impact The design of a development would need to take account of policy CS14 which seeks development that respects and enhances the character of the area. Development outside of the settlement boundary is required by the policy to respect the surrounding properties and rural character.	Careful location, siting and design of a development are needed to offset the impact of development.	Unlikely to have an impact on any element of sustainability. There is potential for a positive impact on environmental sustainability. The location, siting and design of the development all have a bearing on the impact on the character of the area.
	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		
	Will it provide for increased access to and enjoyment of the historic	0	Unlikely to have an impact		

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	environment?				
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 <u>Development of sites in rural locations could lead to additional traffic movements, which would have an impact on air pollution.</u>	<u>Mitigation measures, on larger sites could include provision for alternative transport modes to ensure a minimal impact on air pollution from this site.</u>	Unlikely to have an impact on any element of sustainability. <u>There is potential for a negative impact on environmental sustainability as a result of this policy, but this largely depends on the location of development. Some of the development would be small scale but where it relates to a larger scale site mitigation measures would help to reduce the impact.</u>
	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		
	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		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		
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	0	Unlikely to have an impact		

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	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 The policy seeks to provide housing to meet local needs in rural areas. There is potential for these sites to contribute more to greenhouse gases than other sites, as they are likely to be located where there are fewer alternative options for low carbon/greenhouse gas emission eg. car travel will be higher.	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.	Unlikely to have an impact on any element of sustainability. 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?	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		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact		

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Summary

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

This policy is likely to have a positive impact on maximising the opportunity to provide sustainable housing to meet local needs. Housing outside settlement boundaries is required by the policy to take account of the scale and character of the surrounding dwellings. The potential negative impacts of the policy result from the higher greenhouse gases and consequent air pollution stemming from the need for greater car use in a rural area. Also, development in the countryside has the potential to impact on green infrastructure and biodiversity. The mitigation measures relate to specific sites that would be considered under this policy, the comparison with other potential sites within an area and options for travel choice. The settlements in the policy are at the bottom of the settlement hierarchy which promotes the most sustainable settlements for development. Therefore, the quantity of development arising from these sources is limited.

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 2	<p>Countryside 2 – Rural <u>Housing</u> 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?	++	<p>The policy allows development of small scale affordable housing in rural areas to meet an identified local housing need, as an ‘exception’ site.</p> <p>It will provide small scale affordable housing identified for local people that would not otherwise be provided in the area with which they have a local connection.</p>	Mitigation measures may be required in the AONB, and other sensitive locations, to ensure no negative environmental impacts occur.	<p>Small scale affordable housing to meet a local need will have a positive impact on social sustainability. This will have a significantly 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</p>

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	<p>Will it enable to provision of good quality market housing required to meet identified need?</p>	<p>0_±</p>	<p>The policy focuses on affordable housing, therefore there will be no impact on this objective. <u>The policy focuses on the provision of affordable housing for local need. However, this provision can be subsidised in some cases by the provision of market housing. Therefore, there may be a small positive impact on the provision of market housing.</u></p>	<p><u>Mitigation measures may be required in the AONB and other sensitive locations, to ensure no negative environmental impacts occur.</u></p>	<p>sustainability. There will be no impact on any element of sustainability, as this objective is not relevant to this policy. <u>This 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.</u></p>
<p>2. To improve health and well being and reduce inequalities</p>	<p>Will it support and encourage healthy, active lifestyles?</p>	<p>?₋</p>	<p>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.</p>	<p>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.</p>	<p>There <u>could be a negative</u> would be an unknown impact on all elements of sustainability as the specific location of a proposed development <u>may not be close to service and facilities that would encourage healthy active lifestyles.</u> <u>Although the impact would have a different impact depending on the opportunities arising close to the site. Mitigation would be provided by locating such development in places where opportunities could be provided where possible.</u></p>
	<p>Will it increase opportunities for access</p>	<p>?₀</p>	<p>Rural exception sites are to meet a local affordable housing need. They</p>	<p>Where possible developments of rural</p>	<p>There would be an unknown impact on all</p>

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	to sports facilities?		may not be in a location where they are there is access to sports facilities. Unlikely to have an impact	exception sites should be in locations where there are opportunities for access to sports facilities.	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. 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?	-	Where there is an identified affordable housing need, development of a A rural exception site could result in the loss of green infrastructure.	Mitigation by improving existing green infrastructure or 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.
	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

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

					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 A rural exception site could result in the loss of green infrastructure and this may have an impact on biodiversity assets.	Mitigation by improving biodiversity assets in existing green infrastructure or by providing alternative green infrastructure would offset this potential impact.	Unlikely to have an impact on any element of sustainability. There could be a negative impact on social and environmental sustainability through the loss of biodiversity assets as a result of this policy. Mitigation measures would help to reduce this impact.
	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 requires consideration of the impact on the character of the area and Policy refers to CS14 for design considerations, therefore, the policy should have a positive impact on the character of the built environment. will also apply	Careful siting and design of development would be needed to ensure a positive contribution to the existing built environment	The policy is likely to have a positive impact on environmental sustainability. The impact on environmental sustainability is a key factor that could be affected by this policy. This could be mitigated by careful siting and design of new buildings.
	Will it conserve and enhance the significance of the District's heritage assets?	0			Unlikely to have an impact on any element of sustainability
	Will it promote, conserve and enhance the	0			

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	District's cultural assets? 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		
	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 <u>Exception housing sites are likely to be greenfield.</u>	<u>Possible mitigation would be to consider any previously developed land for development for exception housing sites.</u>	Unlikely to have an impact on any element of sustainability. <u>There is a potential impact on environmental sustainability. Mitigation measures could be sought.</u>
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		
	Will it reduce waste generation and disposal in line with the waste	0	Unlikely to have an impact		

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		
	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 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 seeks to provide affordable housing to meet local needs in rural areas. There is potential for these sites to contribute more to greenhouse gases than other sites, as they are likely to be located where car travel will be higher as there are fewer alternative options for travel.	The policy does requires 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?	? 0	The policy does not refer to flood risk, but <u>is one of the consideration covered by CS16 for any site. this would need to be considered for any sites coming forward under the policy.</u>	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. <u>Where any sites considered through the policy are affected by flooding, without appropriate mitigation measures, there could be an impact on individual sites.</u> Although sites considered through the

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

					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.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0+	Unlikely to have an impact <u>The provision of affordable housing in rural areas will support businesses through providing a local workforce.</u>		Unlikely to have an impact on any element of sustainability. <u>This will have a positive impact on economic sustainability.</u>
	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 local needs, 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 in areas where there are few facilities and poor transport facilities, 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. Providing this accommodation in the rural area will provide a local workforce for rural businesses so is a positive impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High ~~Medium~~

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 3	<p>Countryside 3 – Design and Materials</p> <p>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.</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?	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 4	<p>Countryside 4 – Conversion of Existing Redundant Buildings <u>in the Countryside</u> to Residential Use</p> <p>There is a presumption in favour of the sustainable conversion of existing redundant buildings to residential use providing that;</p> <p>_____ a) the proposal does not involve the substantial rebuilding extension or alteration of the existing building</p> <p>_____ 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.</p> <p>_____ c) the environment is suitable for residential use</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?	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 <u>The policy will lead to the small scale provision of housing in the countryside to meet local needs.</u>		Unlikely to have an impact on any element of sustainability. <u>The policy is likely to have a positive social sustainability impact.</u>
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		
	Will it reduce levels and fear of crime and anti-social behaviour?	0+	Unlikely to have an impact <u>It will reuse a redundant building which can otherwise be a focus for anti-social behaviour.</u>		Unlikely to have an impact on any element of sustainability. <u>Likely to have a positive social</u>

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

					sustainability impact.
	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		
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		
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		
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. Seeks enhancement of the immediate setting of the building and matching materials where essential to the character. In some cases this will change the character of the built environment, with potential positive or negative		The policy has an unknown impact on environmental sustainability in relation to the character of the built environment. The policy has a positive impact on environmental sustainability in relation

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

			impacts depending on the location of the site being considered under the policy.		to the character of the build environment depending on the location of the site and the design of the conversion.
	Will it conserve and enhance the significance of the District's heritage assets?	0 ±	Unlikely to have an impact Where a redundant building has historic interest, its reuse would retain and safeguard the heritage asset.		Unlikely to have an impact on any element of sustainability. Likely to have a positive environmental sustainability impact where a proposal involves a historic building.
	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		
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 Redundant rural buildings are likely to be located in areas with poor public transport links making car travel the only means of travel. This will negatively impact on levels of air pollution. However, this will involve a limited number of buildings so the impact is not likely to be large.	Mitigation is limited but provision could be sought for example, for cycle storage within the development.	Unlikely to have an impact on any element of sustainability. Potential to have a negative environmental sustainability impact due to the reliance of occupants on car travel.
	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		
	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?	+ +	The policy aims to reuse, or redevelop redundant buildings where they are no longer required.		This will have a positive impact on environmental and economic all

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

			This maximises the use of previously developed land and buildings.		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		
	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 consumption of minerals and promote reuse of secondary materials?	+	Redevelopment of an existing building will make the best use of existing materials and reuse materials already on a site being considered under the policy.		This will have a positive 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, though there is likely to be increased car use giving greater 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.

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		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact		

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 ~~High~~ [Medium](#)

Scale: District Wide

Duration: Permanent

Timing: Short to Long term

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy 5	<p>Countryside 5 – Housing related to Rural Workers 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. It will provide affordable accommodation for rural workers to support 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		
	Will it reduce levels and fear of crime and anti-social behaviour?	0±	Unlikely to have an impact Providing accommodation close to rural enterprises provides a degree of		Unlikely to have an impact on any element of sustainability. This

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

			surveillance which may reduce anti-social behaviour.		would have a positive impact on social and economic 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 for employees.		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 could 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		
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 The policy seeks to ensure that there is no harm to the local area and that within the AONB the conservation of the landscape and scenic beauty are the overriding consideration Unlikely to have an impact.		Unlikely to have an impact on any element of sustainability. Likely to have a positive impact on environmental 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		
	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		Unlikely to have an impact on any element of sustainability.
	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		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		
	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	0	Unlikely to have an impact		

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	promote reuse? 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?	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 specifically to accommodation <u>largely</u> related to agricultural, and forestry and <u>equestrian</u> 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 <u>largely</u> related to agricultural, and forestry and <u>equestrian</u> 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 and equestrian 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

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Duration: Permanent

Timing: Short to Long term

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy 6	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

++	+	?	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 or environmental 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 or

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

					environmental 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		
	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?	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		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		
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		
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. This is protected by the existing Core Strategy policy.
	Will it conserve and enhance the local	+	Policy protects against adverse impacts on the setting within the	Protection provided through the planning	The policy is likely to have a positive impact

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	distinctiveness of the character of the landscape?		wider landscape, and on local character. Within the AONB, conserving/enhancing the landscape is an overriding importance.	application process and inclusion of relevant conditions.	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		
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		
	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?	+	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		
	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		<p><u>Unlikely to have an impact on any element of sustainability.</u> 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.</p>
	Will the policy minimise flood risk to people, property and the environment?	+0	<p>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. <u>Unlikely to have an impact</u></p>		
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	<p>The policy relates specifically to accommodation essential to educational development which is will provide employment opportunities. <u>Unlikely to have an impact</u></p>		<p>The policy is likely to have a positive impact on economic sustainability. The policy is likely to have a positive impact on economic sustainability. Unlikely to have an impact on any element of sustainability.</p>
	Will it promote and support key business sectors and utilise	0	<p>The policy relates specifically to accommodation essential to educational development, which will</p>		

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	employment land effectively and efficiently?		provide employment opportunities. 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

The policy is likely to have a positive impact on the retention and improvement of existing housing [and](#) 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 7	<p>Countryside 10 – Replacement of existing dwellings</p> <p>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</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 relates to replacement of existing dwellings and could ensure improvements in the quality of existing provision. Very few are likely to be affordable housing units.	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 or environmental 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

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

					be any economic <u>or</u> <u>environmental</u> 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		
	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?	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		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		
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		
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 <u>the grounds of</u> 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 <u>would include maximising the net gains in biodiversity.</u> would be	There is a potential negative impact on environmental sustainability. The supporting evidence could be amended to require an assessment of the potential impact

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

				required to replace any habitat facilities lost.	on biodiversity.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+ -	<u>The policy seeks to ensure that a replacement building has no adverse impact on the character or landscape of an area. A replacement dwelling could have an impact on the landscape where, for example, a replacement building is significantly larger or sided in a different location. The impact would therefore vary depending on the individual circumstances. 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.</u>	Protection provided through the planning application process and inclusion of relevant conditions.	The policy is likely to have a positive impact on environmental sustainability. <u>There is potential negative or positive impact on environmental sustainability depending on the type, size and location of a replacement building.</u>
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?	+	<u>This 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.</u>	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		

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

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		
	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?	+	The policy would promote the use of previously developed land and buildings.		The policy is likely to have a positive impact on social and 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		
	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	+	Policy CS16 sets out criteria to apply in areas of flood risk. Any risk from flooding should not be made worse		There is the potential for a positive impact on environmental

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	environment?		and preferably improve the situation. 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.		sustainability where a replacement property is located within an area of flood risk and includes measures to reduce flood risk. 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. 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?	0	The policy relates specifically to accommodation essential to educational development, which will provide employment opportunities.		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		

Summary

The policy is likely to have a positive impact on the improvements to the quality of housing [whilst reusing previously developed land and protecting](#) and the character, of the landscape and [heritage.](#) ~~built environment and to minimise the risk of flooding.~~ The potential negative impact result for the potential [impact on the character of the countryside and 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

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Timing: Short to Long term

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy 8	<p>Countryside 11 – Extension of Residential Curtilages Policy</p> <p>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.</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?	+0	The policy relates to existing housing and could ensure the retention or improvement of existing provision. Unlikely to have an impact	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. Unlikely to have an impact on any element of sustainability
	Will it enable the provision of good quality market housing required to meet identified need?	+0	The policy relates to existing housing and could ensure the retention or improvement of existing provision. Unlikely to have an impact	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

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

					mitigation measures should reduce this impact. There should not be any economic 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.		
	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?	+	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		
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

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	transport? Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	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. This policy could have a negative impact on environmental sustainability. There would be no impact on economic or social sustainability.
	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	0	Unlikely to have an impact.		

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	enjoyment of the historic environment?				
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 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 appropriate?	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 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	+	Supporting evidence is required for any hard surfaces to allow for surface water to penetrate the		There is the potential for a positive impact on environmental

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	environment?		surface or be held on site for release later.		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	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.		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact.		

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 ~~High~~ [Medium](#)

Scale: District Wide

Duration: Permanent

Timing: Short to Long term

Appendix 12

Residential Parking Policy SA/SEA

Residential Parking Policy for new Development – Sustainability Appraisal / Strategic Environmental Assessment

Option 3: A wider policy but with a single standard for car parking across all locations and dwelling type / size

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
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?	<u>0</u>	Unlikely to have an impact		The provision of parking standards will not have an impact on any element of sustainability.
	Will it enable the provision of good quality market housing required to meet identified need?	<u>0</u>	Unlikely to have an impact		
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Encourage the use of cycling and the positive use of Travel Plans.		This would have a positive impact on all elements of sustainability.
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact		
	Will it reduce levels and fear of crime and anti-social behaviour?	<u>+</u>	Well designed parking can help to reduce opportunities for crime by ensuring parking is located in areas with natural surveillance and overlooking		
	Will it protect and enhance green infrastructure across the district?	+	The policy will help design out opportunities for anti social parking and large rear parking courts.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	<u>0</u>	Unlikely to have an impact		

Residential Parking Policy for new Development – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	It will help to provide facilities for cycle parking and promote travel choice through travel plans.		
	Will it reduce the number of road traffic accidents and improve safety?	?	If a single approach for car parking levels was applied it is possible that in some areas of the District this would lead to unsafe parking but it would depend on the level applied.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	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		
	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,	Will it reduce air pollution?	+	Through the implementation of Travel Plans, provision of travel		There would be a positive impact on all elements of

Residential Parking Policy for new Development – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
and minimise noise levels throughout West Berkshire			information packs and provision of cycle parking, more sustainable travel is promoted which may have a slight positive impact on air quality. Electric charging points are also required to enable easier take up of electric vehicles which may have a slightly positive impact on local air quality.		sustainability.
	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		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?	<u>0</u>	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?	<u>0</u>	Unlikely to have an impact		
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	<u>0</u>	Unlikely to have an impact		
	Will it reduce water consumption and promote reuse?	<u>0</u>	Unlikely to have an impact		
	Will it reduce the consumption of minerals and promote reuse of	<u>0</u>	Unlikely to have an impact		

Residential Parking Policy for new Development – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	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?	+	Through the implementation of Travel Plans, provision of travel information packs and provision of cycle parking, more sustainable travel is promoted which may result in a reduction in exhaust emissions. Electric charging points are also required to enable easier take up of electric vehicles which reduce local emissions.		There would be a positive impact on all elements of sustainability.
	Will the site be subject to / at risk from flooding	0	Unlikely to have an impact		
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		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact		

Summary

This option would see benefits from incorporating design, travel planning, electric charging points and cycle parking but would apply a single approach to the level of car parking required. This approach would take no account of how accessible a location was or what type or size the dwelling was. This is likely to be less effective and could result in unsuitable levels of parking which may increase the level of unsafe on street parking or have a negative impact in terms of the amount of hard standing / parking areas in a development. [Good design of parking areas can also help to reduce actual and perceived crime.](#)

Residential Parking Policy for new Development – Sustainability Appraisal / Strategic Environmental Assessment

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: District wide

Duration: Permanent

Timing: Short to Long term

Residential Parking Policy for new Development – Sustainability Appraisal / Strategic Environmental Assessment

Option 4: Proposed Residential Parking Policy for new Development

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
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		The provision of parking standards will not have an impact on any element of sustainability.
	Will it enable the provision of good quality market housing required to meet identified need?	0	Unlikely to have an impact		
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Encourage the use of cycling and the positive use of Travel Plans.		This would have a positive impact on all elements of sustainability.
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact		
	Will it reduce levels and fear of crime and anti-social behaviour?	+	Well designed parking can help to reduce opportunities for crime by ensuring parking is located in areas with natural surveillance and overlooking. Design guidance is included within the supporting text for the policy.		
	Will it protect and enhance green infrastructure across the district?	+0	The policy will help design out opportunities for anti-social parking and large rear parking courts.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Residential Parking Policy for new Development – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	<u>0</u>	Unlikely to have an impact		
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	It will help to provide facilities for cycle parking and promote travel choice through travel plans.		This would have a positive impact on all elements of sustainability
	Will it reduce the number of road traffic accidents and improve safety?	+	Reduce unsafe on-street parking		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	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		
	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,	Will it reduce air pollution?	+	Through the implementation of Travel Plans, provision of travel		There would be a positive impact on all elements of

Residential Parking Policy for new Development – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
and minimise noise levels throughout West Berkshire			information packs and provision of cycle parking, more sustainable travel is promoted which may have a slight positive impact on air quality. Electric charging points are also required encouraged to enable easier take up of electric vehicles which may have a slightly positive impact on local air quality		sustainability.
	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		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		
	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	0	Unlikely to have an impact		

Residential Parking Policy for new Development – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	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?	+	Through the implementation of Travel Plans, provision of travel information packs and provision of cycle parking, more sustainable travel is promoted which may result in a reduction in exhaust emissions. Electric charging points are also required encouraged , to enable easier take up of electric vehicles which reduce local emissions.		There would be a positive impact on all elements of sustainability.
	Will the site be subject to / at risk from flooding	0	Unlikely to have an impact		
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?	<u>0</u>	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?	<u>0</u>	Unlikely to have an impact		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Unlikely to have an impact		

Summary

This option aims to provide adequate parking through well designed parking solutions which will help to reduce the level of unsafe on street parking that occurs. It also includes the requirement for travel plans and travel information packs for residential development and the need to provide electric charging points and cycle parking. [Good design of parking areas can also help to reduce actual and perceived crime](#). This all seeks to increase the number of journeys made by sustainable modes that have less of an impact on the environment and help to improve health and wellbeing. The approach to car parking levels that seeks to take account of accessibility of location and the type and size of dwelling also seeks to reflect the differing need for parking according to these factors.

Residential Parking Policy for new Development – Sustainability Appraisal / Strategic Environmental Assessment

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: District wide

Duration: Permanent

Timing: Short to Long term

Appendix 13

Sandleford Park SA/SEA

Appendix 13 - SA/SEA for Sandford Park Policy Options

Option 1: Maintain existing Core Strategy policy

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site referred to in the policy is well located for access to the countryside, and development will provide a country parkland, which will support and encourage active, healthy lifestyles.		There will be a positive impact on sustainability, with a significantly positive impact on GI through the provision and protection a Country Parkland.
	Will it increase opportunities for access to sports facilities?	+	The site referred to in the policy is adjacent to Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	++	The policy requires the provision of and protection of part of the site a Country Parkland.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The policy requires some onsite provision of local services and facilities including a primary school.		There will be a positive impact on sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site referred to in the policy is close to local services and facilities for walking and cycling opportunities and public transport services will be improved to serve the site.	Public transport services will be improved to serve the site as set out in the SPD.	There are already opportunities for walking and cycling on the site, measures introduced to improve public transport services will all ensure that the site has a positive impact on sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	+	The policy requires certain buffers and biodiversity enhancements to be provided on the site		Mitigation measures as required through the policy and SPD will ensure that there is a positive impact environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		
6. To ensure that the built,	Will it conserve and	0	Unlikely to have an impact		Unlikely to have an impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
historic and cultural environment is conserved and enhanced	enhance the local distinctiveness of the character of the built environment?				on sustainability
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	Unlikely to have an impact		Unlikely to have an impact on sustainability
	Will there be an impact noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	The developable area of the site is not within a flood zone. There are small areas of the site within surface water flood risk areas.	An FRA and SUDs would need to be provided	Flooding can have a negative impact on all elements of sustainability. Mitigation measures would be required to reduce this impact.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

There is a significant positive impact from this policy in terms of the creation of a Country Parkland on the southern part of the site. The policy aims to make sure that there are no significant negative impact which could not be mitigated against.

Summary of Effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Medium term

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Option 2: A new policy taking into account new evidence

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site referred to in the policy is well located for access to the countryside, and development will provide a country parkland, which will support and encourage active, healthy lifestyles.		There will be a positive impact on sustainability, with a significantly positive impact on GI through the provision and protection a Country Parkland.
	Will it increase opportunities for access to sports facilities?	+	The site referred to in the policy is adjacent to Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	++	The policy requires the provision of and protection of part of the site a Country Parkland.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	++	The policy requires additional access to the site, improving general accessibility for all modes of travel. Additional education provision on the site, or associated with it is also required.		There will be a significantly positive impact on sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site referred to in the policy is close to local services and facilities for walking and cycling opportunities and public transport services will be improved to serve the site.	Public transport services will be improved to serve the site as set out in the SPD.	There are already opportunities for walking and cycling on the site, measures introduced to improve public transport services will all ensure that the site has a positive impact on sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	+	The policy requires certain buffers and biodiversity enhancements to be provided on the site		Mitigation measures as required through the policy and SPD will ensure that there is a positive impact environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

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

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

There is a significant positive impact from this policy in terms of the creation of a Country Parkland on the southern part of the site and in terms of accessibility to services and facilities, as the policy would require additional all vehicle accesses to the site and additional education provision. The policy aims to make sure that there are no significant negative impact which could not be mitigated against.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Medium term