

West Berkshire Local Plan

West Berkshire Housing Site Allocations Development Plan Document (DPD)

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

**Environmental Report for Submission
(including Proposed Main Modifications)**

~~April~~ December 2016

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(for clarity, please note that the only Appendices which have been updated for this December 2016 update are Appendices 9, 10 and 14. Within Appendices 9 and 10, only those site assessment sheets which have been updated since the submission of the DPD are included within this December 2016 update) For all other Appendices, please refer to the SA/SEA Environmental Report for Submission (April 2016).

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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, and updated to accompany the proposed submission consultation in 2015.

As a result of the Proposed Submission consultation no significant changes have been made to the DPD, which would require re-assessment.

[Following the examination hearing sessions a number of Main Modifications have been proposed. These have been reviewed \(please see Appendix 14\) and the SA/SEA updated where required. The Main Modifications have not resulted in any significant changes to the outcome of the SA/SEA.](#)

[A number of proposed minor changes have also been identified. These have also been reviewed, however these do not result in any significant changes to the outcome of the SA/SEA.](#)

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 and Submission Housing Site Allocations DPD
- [A review of the Main Modifications proposed following the examination hearing sessions.](#)
- [A review of the minor changes proposed following the examination hearing sessions.](#)

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 and proposed submission versions of the DPD have fed into the development of the Submission DPD, so that the process of drafting policies, allocating sites and appraising the potential impacts could continue. As a result of the proposed submission consultation no major changes, requiring reassessment, are proposed. [Following the examination hearing sessions a number of Main Modifications have been proposed. These have been reviewed \(please see Appendix 14\) and the SA/SEA updated where required.](#)

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 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 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 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, through the new Local Plan.

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 large 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. [Planning permission was granted for EUA008 in August 2016, subject to completion of a legal agreement.](#)

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. [Planning permission was granted in August 2016, subject to completion of a legal agreement.](#)

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.

Two sites were recommended for allocation in the Submission HSA DPD (THE003 and THE009). Due to uncertainties relating to the deliverability of THE003, following planning permission being granted for part of the site, it was proposed to withdraw the site from the DPD at the examination hearing sessions. This modification is subject to the Main Modifications consultation. This site will however, remain within the proposed new settlement boundary of Theale.

As a result two sites are recommended for allocation. The developable area of the remaining allocated 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. At the examination hearing sessions, the Inspector asked the Council to reconsider the developable area of the site and the size of the landscape buffer. As a result the developable area has been enlarged slightly, to that which was originally proposed, following additional landscape advice. This still retains a wide landscape buffer to the west adjacent to the A340 to ensure no negative impacts on the AONB or environmental sustainability.

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.

BUR007A (Firlands) has subsequently been granted planning permission on appeal. It is not proposed to change the allocations for Burghfield Common, rather this additional site will give additional flexibility to the housing numbers.

Mortimer

Mortimer Parish Council is in the process of developing a Neighbourhood Plan (NP).

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 NP, which also reviews the settlement boundary in accordance with the criteria. The NP for Stratfield Mortimer is therefore, required to allocate 110 dwellings. The NP has been was submitted to the Council for examination in February 2016. the submission consultation runs from 4th March to 22nd April 2016. It is expected the examination will take place in May or June, with the referendum taking place in September or October. The Council received the examiner's report at the end of October 2016. The Parish Council has requested that the Council delays making a decision on the examiner's report until May 2017 to allow time for full consideration of the recommendations and issues raised in the report.

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.

1.5.1.3 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.

At the examination hearing sessions the Inspector asked for further work to be carried out regarding the approach to allocations in Hungerford. Hungerford is defined in the Core Strategy as a Rural Service Centre, and is also one of only two town centres within the District. Therefore, it is considered that as the largest, most sustainable settlement within the AONB, serving a significant catchment area, Hungerford should support a higher level of development than other smaller settlements in the AONB to help to maintain its vitality and viability.

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. While there are no significant sustainability effects, the site only has capacity for approximately 30 dwellings, and it is not considered that allocation of only 30 dwellings in Hungerford would be in keeping with the role and function of the settlement. Allocation of two sites in Hungerford was also not considered appropriate due to the cap the Core Strategy put on development in the AONB (up to 2,000 dwellings).

HUN022 and **HUN028** are 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 preferred options, and there are concerns over access without other 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 significant differences 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 sites 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.

At the examination hearing sessions the Inspector asked for further work to be carried out regarding the approach to allocations in Lambourn. Lambourn is defined in the Core Strategy as a Rural Service Centre, and is also one of three district centres within the District, therefore, it is considered acceptable that a degree of development is allocated to help sustain the role and function of Lambourn.

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. In addition, the overall conclusions of the LSA recommended 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. At the Proposed Submission consultation stage the site promoter provided additional evidence to show that there may still be the potential for the site to be taken forward in the future. Therefore although the Council has concerns about the immediate deliverability of the site as part of the HSA DPD, it is proposed to consider the site further as part of the new Local Plan. It is not considered appropriate to allocate both sites due to the cap the Core Strategy puts on development in the AONB (up to 2,000 dwellings).

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 and no concerns have been raised. The site was proposed for allocation in the Proposed Submission Housing Site Allocations DPD, and planning permission was granted in February 2016.

Bradfield Southend

Three sites were considered as options for development, with an additional site that was submitted as part of the Preferred Options consultation also 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** (site submitted at Preferred Options) 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 meeting 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. Three sites were submitted through the Proposed Submission consultation. Two of the original sites were ruled out following additional landscape work indicating development would cause harm to the AONB (**COM011/COM012**). The three newly submitted sites (**COM013, COM014, COM015**) have been assessed and automatically excluded due to the scale of the proposed site in relation to the role and function of the settlement.

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).

[At the examination hearing sessions the Inspector asked for further work to be carried out regarding the approach to allocations in Kintbury. The Council has reviewed the proposed allocation for Kintbury and considers that it is a justified local choice.](#)

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.

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.

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 was recommended as an area for search in the submission version of the HSA DPD. However, following a change in the definition of Gypsies and Travellers there is no evidence of need for this additional area of search and therefore, the Council proposed, at the examination hearing sessions, to remove the site from the DPD. ~~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.~~

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. [It is proposed to clarify within the policy that it does not relate to existing schools, colleges and institutions within the rural areas, but this does not affect the sustainability assessment of the policy.](#)

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, and the assessment of the options is considered to be representative of the final policy.

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 greenhouse gas emissions. There are no negative impacts from the proposed policy.

Following the Preferred Options consultation changes were made to the parking zones and levels of parking expected, taking into account new and updated evidence.

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 and Proposed Submission consultations, 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, and no significant changes have been made as a result of the consultation that would require re-assessment. [A number of Main Modifications are proposed to the DPD as a result of discussions at the examination hearing sessions and the Council's additional work. These have been reviewed and the SA/SEA updated where required. The Main Modifications are not considered to impact on the overall sustainability 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 [set out in](#) the Proposed Submission document ([as submitted and with proposed Main Modifications](#)).

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 response to changing circumstances across the time frame of the Core Strategy and Housing Site Allocations DPD.

2 Introduction

West Berkshire Council has prepared a Housing Site Allocations Development Plan Document (DPD).

This report constitutes the Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) for the 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 and 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.

The preparation of the Housing Site Allocations DPD has taken into account comments made through two stages of consultation, Preferred Options in Summer 2014, and Proposed Submission Winter 2015 as well as the evidence base. No significant changes, requiring reassessment, were made ~~have been made~~ following the Proposed Submission consultation.

The Housing Site Allocations DPD underwent the hearing stage of its Examination in Public in June and July 2016. As part of the examination process, the independently appointed Planning Inspector is able to recommend 'Main Modifications' (changes that materially affect the policies) to make the Housing Site Allocations DPD 'sound' and/or 'legally compliant', but only if asked by the local planning authority. West Berkshire Council can also put forward minor changes of its own to improve the plan, but they can only deal with minor matters not relate to soundness or legal compliance.

Depending upon the scope and extent of the Main Modifications, further SA/SEA work may be required, therefore this update to the SA/SEA report includes a review of the proposed Main Modifications as they address issues of soundness. Whilst the proposed minor changes do not affect the soundness of the DPD, they are also considered in the context of this report for completeness.

There will be a period of consultation on the proposed Main Modifications/minor changes as well as the update to the SA/SEA report between 12 December 2016 and 30 January 2017.

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

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/28036_en.htm

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.

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 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

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>

- [A review of the Proposed Submission consultation and the proposed allocations and policies](#)
- [A review of the Main Modifications and minor changes proposed following the examination hearing sessions](#)

This SA report has been produced alongside the Housing Site Allocations DPD.

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.

A Proposed Submission version of the Housing Site Allocations DPD was subject to a six week consultation between 9th November and 24th December 2015. A version of the SA/SEA was published alongside the Proposed Submission 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 DPD are set out in appendices FF to NN.

[Following the examination hearing sessions a number of Main Modifications have been proposed to the DPD. Consultation on the proposed Main Modifications will take place between 12 December 2016 and 30 January 2017.](#)

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 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.

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

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 versions 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 was updated for the Proposed Submission consultation of the DPD, known as **Stage D**. No significant changes are were proposed as a result of the proposed submission consultation, therefore, there is was no need for reassessment. [Following the examination hearing sessions a number of Main Modifications have been proposed to the DPD. These have been reviewed \(please see Appendix 14\) and the SA/SEA updated where required. Consultation on the proposed Main Modifications will take place between 12 December 2016 and 30 January 2017.](#)

Table 3 - Stages of the SA Report (based on the Practical Guide to the Strategic Environmental Assessment Directive⁵)		
DPD stage	SA/SEA Stage	
Pre-production	A	Setting the context and objectives, establishing the baseline and deciding on the scope.
COMPLETE	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	B	Developing and refining options and assessing effects.

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

Table 3 - Stages of the SA Report (based on the Practical Guide to the Strategic Environmental Assessment Directive⁵)		
DPD stage	SA/SEA Stage	
Publication	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.
COMPLETE	C	Preparing the SA Report
	C1	Prepare the SA Report.
	D	Consulting on the draft DPD and SA Report.
	D1	Public participation on the draft DPD and the SA Report.
	D2 (i)	Appraise significant changes.
	D2 (ii)	Appraise significant changes resulting from representations.
Submission and Examination		
IN PROGRESS	D3	Make decisions and provide information.
	E	Monitoring the significant effects of implementing the DPD.
Adoption and Monitoring	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.

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

Table 4 Requirement of the SEA Directive	
Directive requirement	SECTION OF REPORT
(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 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.

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

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) and subsequent chapters of this report.

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 • 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 	Population
	2.4 To protect and enhance green infrastructure across the district		

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

SA Objective	SA Sub-Objective	Suggested Indicators	SEA topic
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?	<ul style="list-style-type: none"> Extend of coverage of Broadband / telecommunications 	
4. To improve and promote opportunities for sustainable travel	4.1 To increase travel choices, especially opportunities for walking, cycling and public transport	<ul style="list-style-type: none"> Travel to Work data (Census) Bus passenger numbers (LA subsidised) Percentage of new residential development within 30 min public transport (or walk) times of a GP, hospital, primary & Secondary school, employment and a major retail centre 	Human Health Air
	4.2 To reduce the no. of road traffic accidents and improve safety	<ul style="list-style-type: none"> No deaths and serious injuries (for all ages and children) on the District's roads 	Population
5. To protect and enhance the natural environment	5.1 To conserve and enhance the biodiversity and geodiversity assets across West Berkshire	<ul style="list-style-type: none"> % SSSI land in favourable condition Loss in ha of SSSIs WHS and ancient woodlands Extent of BAP priority habitats Area of statutory LNRs per number of population (EN) Loss of Geologically/geomorphologically important sites (RIGs) Changes in areas and population of biodiversity importance, including i) change in priority habitat and species (by type) and ii) change in areas designated for their intrinsic environmental value 	Biodiversity Fauna Flora
	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 	Landscape

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

Table 6 Proposed framework for the SA/SEA of the Housing Site Allocations DPD			
SA Objective	SA Sub-Objective	Suggested Indicators	SEA topic
		developed land	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 Climate Factors
	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 	
	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 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</u> or other relevant bodies on flooding grounds 	
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		

Table 6 Proposed framework for the SA/SEA of the Housing Site Allocations DPD			
SA Objective	SA Sub-Objective	Suggested Indicators	SEA topic
	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

Table 8 – integrating the SEA objectives	
SEA Directive Issue	SA Objective
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.

Table 9 – Housing Site Allocations DPD Objectives	
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 + Supports sustainable objectives 0 Neutral ? Uncertain - Works against sustainable objectives- - Works strongly against sustainable objectives
	B	++	++	++	+	+/?	0	?	++	?	?	?	?		
	C	++	++	++	+	+/?	0	?	++	?	?	?	?		
	E	+	+	+	+	0	0	0	0	0	0	0	0	0	
	F	0	+	+	0	++	+	+	0	0	0	0	0	0	
	G	0	+	++	++	0	0	0	0	0	0	+	0	0	
	I	+	+	0	0	0	++	++	+	0	0	0	0	0	

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 effects 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.

Changes made to the SA assessments as a result of consultation have been made as tracked changes. Insertions are shown with blue underlined text (example), with deletions crossed through (~~example~~) for changes made since the preferred options consultation and with green underlined text (example), with deletions double crossed through (~~example~~). Changes made since the submission of the DPD are shown with purple underlined text 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 area 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	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

Table 12 Automatic Exclusions		
Exclusion Criteria	Details	Justification
	(SPA), Registered Battlefield, Grade 1 / II* Parks and Gardens	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.
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 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 assessments 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~~). A further period of consultation, on the Proposed Submission DPD, was carried out in the winter of 2015 (9th November to 24th December 2015). All comments have been noted, and summarised as key points. A Council response has been provided to each point (see Statement of Consultation). No significant changes have been made as a result of the proposed submission DPD, and therefore, no reassessment has taken place. Where changes have been made to the Site Assessments and SA/SEA these are shown as manual tracked changes. Text additions are shown as underlined green text (example) with deletions double crossed through (~~example~~). Changes made since the submission of the DPD are shown with purple underlined text (example) with deletions crossed through (example), this includes where Main Modifications have been proposed following the examination hearing sessions.

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 DPD, 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 the framework set out in the adopted Core Strategy, with a medium term plan to produce a new Local Plan following the SHMA. This option gives a significantly positive impact on sustainability due to the provision of allocated sites for housing (affordable and market) in the short term. Over the medium and long term the new Local Plan will do this and ensure that policies provide for good quality affordable and market housing, with a knock-on effect on all elements of sustainability. This option does not review a full range of policies or consider development other than Housing. While this does not have a 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.	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 not to be taken forward
Option 3 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 framework set out in the	Effect: Predominantly neutral Likelihood: High	Option is 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 plus selected development management policies, undertake SHMA, followed by new Local Plan	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.	Scale: District Wide – initial focus on settlement hierarchy settlements Duration: Permanent Timing: Short term with longer term plan for new Local Plan.	
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.](#) [Where changes have been made to the SA/SEA as a result of the Main Modifications this is indicated where required.](#)

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](#)

Proposed Submission consultation responses:

- [Newbury \(general, inc. rejected sites\) – 8 responses](#)
- [HSA1 \(NEW012\) – 5 responses](#)
- [HSA2 \(NEW042\) – 23 responses](#)
- [HSA3 \(NEW045\) – 17 responses](#)
- [HSA4 \(NEW047B,C,D\) – 5 responses](#)
- [Newbury Settlement Boundary revisions – 2 responses](#)

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 dwellings (4.72ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability, although the SA/SEA does highlight a significantly negative effect on all elements of sustainability due to the flood risk on the site. Flood risk gives a significant negative impact on sustainability on this site. While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative impacts on sustainability from development on this site. Development would change the character of the landscape and built environment as	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site is at significant risk from surface water flooding, with a history of flooding impacting on the adjacent road, cemetery and properties to the south.	The site is not recommended for allocation. No additional information submitted at preferred options that would resolve the concerns previously raised regarding flooding.

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

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.			
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 development in the 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 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.
NEW031 Land at	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	Effect: Predominantly negative	The site is not recommended for allocation. The site needs to be	The site is not recommended for allocation. No additional information

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.
Shaw, West and East of the A339. 550 49 dwellings (1.83ha at 30dph)	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.	Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	considered as a strategic site, which is outside the scope of the Housing Site Allocations DPD.	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 Land south of Kimbers drive, Speen 10 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 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	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham	The site is not recommended for allocation. The site is sensitive in terms of biodiversity and impact on the landscape character of the area means that the site is not considered suitable for	The site is not recommended for allocation. No additional information submitted or comments received 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.
(0.33ha at 30dph)	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.	spatial area Duration: Permanent Timing: Short to Long term	allocation. Availability of the site has not been confirmed.	
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 sustainability.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. The site is well related to Newbury, 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 and following the proposed submission consultation provides further details as to the area of the site suitable for development. Following the hearing sessions of the Housing Site Allocations DPD, the Inspector has proposed Main Modifications

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.
				that require development to protect and enhance the special architectural and historic interest of the Speen Conservation Area. Furthermore the Landscape Visual Impact Assessment must consider the heritage setting of the site.
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,	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

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.
	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.			has the potential to be delivered holistically, with significant open space provision, retained in perpetuity.
NEW047C South East Newbury 84 dwellings (2.8ha at 30dph) 65 dwellings	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is well related to existing development to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of medium/high 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	The site is not recommended for allocation. Development of the site would have an impact on the character of the landscape. The site has views over the whole of Newbury. Other sites in Newbury considered more appropriate for development.	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, indicating that development would be restricted to the lower part of the site. The site, when developed together with NEW047B and D has the potential to be delivered holistically, with significant open space provision, retained in perpetuity.
NEW047D South East Newbury	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	Summary of effects: Effect: Predominantly neutral	The site is recommended for allocation. The site is well related to existing development in Newbury and close to local	The site is recommended for allocation. No additional information submitted at preferred options to change the recommendation;

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>416 140-160 dwellings (3.87ha at 30dph)</p>	<p>opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of low/medium landscape sensitivity and so it is unlikely that there would be an impact on sustainability, especially with mitigation measures introduced. There are great crested newts on the site, which without adequate protection and green corridors would mean development would have a negative impact on sustainability. A small area of the site is at risk from surface water flooding, but with appropriate mitigation the potential negative impact should be mitigated. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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>Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>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>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 between Newbury and Greenham.</p> <p>The site, when developed together with NEW047C and B has the potential to be delivered holistically, with significant open space provision, retained in perpetuity.</p>
<p>NEW051 Foxglove House, Love Lane, Donnington 40 dwellings (0.34ha at 30dph) <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>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.</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 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.</p> <p>The site will be considered as part of the settlement boundary review.</p>	<p>The site is to be included within the settlement boundary.</p> <p>Part of the site, excluding the allotments, meets the settlement boundary review criteria and therefore, will be included within the settlement boundary.</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>NEW054</p> <p>The Vicarage, Greyberry Copse Road, Newbury</p> <p>11 dwellings (0.36ha at 30dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability, although the SA/SEA highlights a significantly negative effect on environmental sustainability due to the archaeological potential on the site.</p> <p>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.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>Archaeology on the site is a major constraint to development. Impact on the adjacent listed building and archaeology would be significant.</p>	<p>The site is not recommended for allocation.</p> <p>No additional information submitted at preferred options that would resolve the concerns previously raised.</p>
<p>NEW103</p> <p>Sanfoin Cottage, Garden Close Lane, Newbury</p> <p>90 dwellings (3ha at 30dph) <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 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.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>The site is adjacent to the Sandleford Park strategic site. Significant development has already been allocated to this area.</p> <p>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.</p>	<p>The site is to be included within the settlement boundary.</p> <p>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.</p> <p>The site is adjacent to the strategic site of Sandleford Park, and will be included within the settlement boundary, as reviewed for Sandleford</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.
				Park.
NEW104 Land at Warren Road, Newbury 40 dwellings (0.32ha 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. 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.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. The site is well related to existing development and is a small site adjacent to Sandford 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 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,	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	Effect: Predominantly neutral Likelihood:	The site is recommended for allocation. The site is well related to Newbury Town Centre, close to	The site is not recommended for allocation. The Council are concerned regarding access to the site

Table 14 Summary of Newbury Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as allocated site.
<p>Hill Road, Moor Lane, Speen</p> <p>42 40 dwellings (1.04ha at 40dph)</p>	<p>sustainable modes of travel and access to local services and facilities.</p> <p>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. <u>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.</u></p>	<p>High</p> <p>Scale: Newbury and Thatcham spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>local services and facilities, with good opportunities for walking and cycling as well as public transport.</p>	<p><u>(sightlines and gradient). Additional information was submitted by the site promoter as part of the Proposed Submission consultation, however, no change is proposed to the DPD.</u></p> <p><u>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.</u></p>
<p>NEW108</p> <p>Land at Wildwoods, Kendrick Road, Wash Common</p> <p>70 69 dwellings (2.3ha at 30dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>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. <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>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 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.</p>	<p>The site is not recommended for allocation.</p> <p><u>No additional information submitted at preferred options that would resolve the concerns previously raised.</u></p>

Site selection summary

No significant changes have been made to the SA/SEA assessment itself as a result of the consultation; however comments made at Preferred Options 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 minimise 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. Additional landscape work carried out following the proposed submission consultation suggests a slightly different developable area to that originally considered, this will provide further landscape mitigation by developing an area of the site previously developed. Overall this does not impact on the sustainability of the site.

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. Additional landscape work carried out for the site suggests the landscape mitigation measures required for the site. This does not impact on the sustainability of the site as the need for landscape mitigation was already picked up in the SA/SEA however, it does mean that the policy contains more information as to the sort of mitigation measures required. 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 ~~were~~ 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 lead 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 e-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.-A planning application for the site has been refused and has been appealed, with a public inquiry the appeal is expected to take place in late 2016-January 2017.

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 Sandleford Park strategic site, and it was considered that development at Sandleford 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 Sandleford 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 Sandleford 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 Sandleford Park, while NEW104 is a small site adjacent to Sandleford 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](#)

Proposed Submission consultation responses:

- [Thatcham \(general, inc. rejected sites\) – 8 responses](#)
- [HSA5 \(THA025\) – 16 responses](#)
- [Thatcham Settlement Boundary Revisions – 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
THA006 Land at Lower Way Farm, Thatcham 50 dwellings	<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</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</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>all elements of sustainability. Mitigation measures should reduce this impact.</p>			<p>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 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</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>THA007</p> <p>Land at Harts Hill, Thattham</p> <p>450 dwellings (15ha at 30dph)</p>	<p>Overall the site is likely to have a <u>predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</u></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. <u>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.</u></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>	<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 Core Strategy sets out that Thattham 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><u>for allocation.</u></p> <p>The site is not recommended for allocation</p> <p><u>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.</u></p> <p><u>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.</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>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 <u>predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</u></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. <u>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</u></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 development to the east 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 it</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>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.</u> Development could have an impact on the landscape and change the character of the built environment, which could have a negative impact on sustainability.</p>			<p><u>is considered that there are other sites within the town which are more suitable for allocation.</u></p> <p><u>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.</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>THA011 Land to the north of Bowling Green Road,</p>	<p>Overall the site is likely to have a <u>predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</u> The site is well located for access <u>close to some</u> local services and facilities, although is some</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Newbury</p>	<p>The site is not recommended for allocation Only a small amount of development is required in Thatcham under the Core Strategy framework,</p>	<p>The site is not recommended for allocation <u>The Core Strategy sets out the Spatial Strategy for the District and provides an overall framework to guide development over the plan period. The</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>Thatcham 225 dwellings (8.5ha at 30dph)</p>	<p>distance from the centre of Thatcham. 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 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.</p>	<p>and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>development of this site would be out of keeping with this principle. Development of the site would be out of keeping with the exiting development pattern, as there is currently no residential development to the north of Tull Way.</p>	<p>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>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.</p>

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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>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 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</u></p>

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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>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</p> <p>Land at Regency Park Hotel</p> <p>42 dwellings (1.4ha at 30dph)</p>	<p>Overall the site is likely to have a <u>predominantly neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</u></p> <p><u>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.</u></p> <p>The site is well located for access to local services</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 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.</p>	<p>The site is not recommended for allocation</p> <p><u>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</u></p>

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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 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 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 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.</p> <p>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</p>

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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>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 likely will lead to a high level of car dependency.</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>Only a small amount of development is required in Thatcham under the Core</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</p>

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<p><u>A new proposal was submitted for 25 dwellings (approx. 1.4ha) at Preferred Options stage</u></p>	<p><u>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.</u></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>Strategy framework, other sites within the town are considered more appropriate for development.</p>	<p><u>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.</u></p> <p><u>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.</u></p> <p><u>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</u></p>

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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
				within the town which are more suitable for allocation.
<p>THA024</p> <p>Land at Harts Hill Farm, Thatcham</p> <p>252 dwellings (8.4ha at 30dph)</p> <p>138 dwellings (4.6ha 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>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>Whilst the site is well located for 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.</p> <p>Development would change the character of the built environment in this part of Thatcham, with a potential negative impact on social and</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.</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>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 (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</p>

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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>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>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>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</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</p>

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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>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.</u> The site is close to the sewage treatments works, <u>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 neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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.</u> 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><u>scale development at this stage.</u></p> <p><u>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 as a whole as part of a revised Local Plan, when the area can be holistically planned for.</u></p> <p><u>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.</u></p> <p><u>Provided the necessary information and assessments are provided, along with the implementation of appropriate</u></p>

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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>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 4 dwellings (1.36ha 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>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 introduced to reduce this impact. 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.</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 considerable weight when assessing sites for development. The Council has therefore ensured that sites within or within the setting 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
				<p><u>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</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>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>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</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</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>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.</p>			<p>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>
<p>THA037</p> <p>Land at Lawrences Lane, Thatcham</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</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</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>

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>Approximately 15 dwellings</p>	<p>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>Scale: Newbury and Thatcham spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</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 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>

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
				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.

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 made at Preferred Options 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 One 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](#)

Proposed Submission consultation responses:

- [Cold Ash \(general, inc. rejected sites\) – 2 responses](#)
- [HSA6 \(COL002\) – 4 responses](#)
- [HSA7 \(COL006\) – 4 responses](#)
- [Cold Ash Settlement Boundary Revisions – 0 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
COL002 Land at Poplar Farm, Cold Ash 24 dwellings (0.7ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is located within a village setting, with good access to local services and facilities within the village, which will have a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which could have a negative impact on sustainability, without the promotion of alternative modes of transport . in terms of an increase in greenhouse gas emissions. There is potential for protected	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short	The site is recommended for allocation. The site is well related to Cold Ash and sits within an area of low/medium landscape sensitivity.	The site is recommended for allocation. Significant concerns were raised in the preferred options consultation about the impacts 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

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
Approx 10 – 20 dwellings	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.	to Long term		is not deliverable if the appropriate mitigation is put in place. 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.
COL004 Liss, Cold Ash Hill, Cold Ash 27 dwellings (0.9ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects The site is located within a village setting, with good access to local services and facilities within the village, 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 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	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. 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.	The site is not recommended for allocation No change to recommendation from preferred options. Other sites in Cold Ash are considered more appropriate for development

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
	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.			
COL006 St Gabriel's Farm, Cold Ash 42 dwellings (0.4ha at 30dph) approx 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 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.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is recommended for allocation for 6 dwellings The site is well related to the existing development. The proposed number for allocation has been reduced to ensure development remains in line with the existing settlement pattern.	The site is recommended for allocation 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. This mitigation will include taking into account the outcomes of technical studies including a Flood Risk Assessment and an extended phase 1 habitat survey and the contamination assessment.
COL014 Land at Gold Ash Hill 15	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is located within a village setting, with good access to local services and facilities within the village, which will have a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham	The site is recommended for allocation for 6 dwellings The site is well related to the existing settlement and in line with the exiting building line.	Additional landscape work carried out following the preferred options consultation indicates that development of this site would result in harm to the AONB.

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
dwelling (0.5ha at 30dph)	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.	spatial area Duration: Permanent Timing: Short to Long term		

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 made at preferred options 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 Two 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.](#)

[At the examination hearing sessions the Inspector asked the Council to reconsider the approach to the Eastern Area \(including Theale\) to see whether the shortfall in allocated sites could be met. Where changes have been proposed to sites, they have been reassessed and the assessments updated where required.](#)

~~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](#)

Proposed Submission consultation responses

- [EUA \(General, inc. rejected sites\) – 14 responses](#)
- [HSA8 \(EUA031\) – 794 responses, 90% template](#)
- [HSA9 \(EUA003\) – 794 responses, 90% template](#)
- [HSA10 \(EUA008\) – 796 responses, 90% template](#)

- [HSA11 \(EUA035\) – 8 responses](#)
- [HSA12 \(EUA025\) – 7 responses](#)
- [HSA13 \(EUA026\) – 6 response](#)
- [EUA settlement Boundary Revisions – 1 response](#)

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</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. 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
	have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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	Overall the site is likely to have a neutral effect on	Effect:	The site is recommended	The site is recommended for

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>Stoneham's Farm, Long lane, Reading RG31 5UG</p> <p>60 dwellings 44 dwellings (2.1ha at 20dph)</p>	<p>sustainability, and the SA/SEA highlights potentially negative effects on environmental sustainability (without mitigation).</p> <p>There would be no significant sustainability impacts from development on this site. The site scores predominantly neutral, with positive scores in relation to sustainable transport, walking and cycling options as well as opportunities for active, healthy lifestyles and lack of flood risk. The site is in the AONB, therefore there is potential, without mitigation, for the site to have a significantly negative impact on the character of the landscape. The Landscape Assessment indicates that development would be appropriate on part of the site, and sets out the mitigation measures that would be required to reduce the impact of development on the environment. The 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.</p>	<p>Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Eastern Area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>for allocation as one of the options to be explored further, alongside EUA003.</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>allocation in conjunction with EUA003.</p> <p>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.</p> <p>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.</p> <p>The site should be planned and developed comprehensively with EUA003 including footpath and cycle links.</p> <p>Conditional planning permission has been granted for up to 66 dwellings on the site, subject to completion of a legal agreement.</p>
EUA025	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA highlights that development	Effect: Predominantly	Part of the site is recommended for	Part of the site is recommended for allocation.

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>Land adjacent to Junction 12 of the M4, Bath Road</p> <p>50-100-150-200 dwellings (1.7ha to 3.4ha at 30dph)</p>	<p>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.</p> <p>There is potential for significant negative impacts of 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. 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>Following a question from the Inspector during the examination hearing sessions the developable area of the site has been extended. The site has been reassessed and there is no change in the SA/SEA outcome as a result of this change in developable area.</p>	<p>neutral (with mitigation)</p> <p>Likelihood: High</p> <p>Scale: Eastern Area</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>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>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>Only a small part 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 raised during the consultation.</p> <p>Highways England has 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 developable area of the site was reconsidered following the examination hearing sessions to allow for some additional development in the Eastern Urban Area. The site has been reassessed and it is not considered that increasing the developable area of the site will result in a negative impact on sustainability. The final number of dwellings on the site will be</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
				determined by the various technical assessments required at planning application stage.
<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 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 (with mitigation)</p> <p>Likelihood: High</p> <p>Scale: Eastern Area</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>The site is recommended for allocation as one of the options to be explored further.</p> <p>The site is well related to the existing settlement, close to local service and facilities, including the bus interchange at the retail park.</p>	<p>The site is recommended for allocation.</p> <p>Highways England has 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 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.</p>
<p>EUA031</p> <p>Land to the east of Sulham Hill</p> <p>Approx. 35</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 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,</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Eastern Area</p> <p>Duration:</p>	<p>The site is recommended for allocation as one of the options to be explored further.</p> <p>The site is well related to the existing residential development, and local service and facilities and is</p>	<p>The site is recommended for allocation.</p> <p>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</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
<p>dwellings 29 dwellings (0.96ha at 30dph)</p>	<p>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.</p>	<p>Permanent Timing: short to long term</p>	<p>not at risk from flooding. There are no significant issues on the site.</p>	<p>submitted that would rule the site out.</p> <p>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.</p> <p>Conditional planning permission has been granted for up to 39 dwellings on the site subject to completion of a legal agreement.</p>
<p>EUA032 Land to the East of Sulham Hill, between Barefoot Copse and Cornwell Copse</p> <p>45 dwellings (1.5ha 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.</p> <p>There are no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading. There is potential for development of the site to have a negative impact on the character of the landscape as the site is rural in nature, despite being adjacent to residential development on one site. The Landscape Assessment work carried out indicates that the site would be suitable for development with appropriate mitigation. Access to the site is via Sulham Hill which is narrow in places, and does not have footways, which could lead to issues of Road Safety without appropriate and extensive mitigation. Access would need to come from Vicarage Wood Way. Access onto Sulham Hill would have a</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>While the site is close to local services and facilities, significant improvements would be required to the highway network to enable development to take place. This would significantly change the character of the rural lane (Sulham Hill). This is not considered appropriate.</p>	<p>The site is not recommended for allocation.</p> <p>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.</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
	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.			
EUA033 Land to the east of Long Lane and south of Blackthorn Close 30 dwellings (1ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. There are no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading, meaning the site scores positively on these elements of sustainability. The site is rural in nature and adjacent to the AONB, meaning that there would be potential for development to harm the character of the landscape or to change the character of the built environment. The Landscape Assessment work indicates that the site would be suitable for development, although appropriate mitigation measures would be required to ensure that the potential negative impact was reduced and neutralised where possible. The cumulative impact of development of both EUA0033 and EUA003/008 would have a negative impact on the character of the AONB and 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	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. 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. 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 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.

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 contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.			
EUA035 72 Purley Rise, Purley on Thames 357 dwellings (1.24 at 30dph)	<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 towards economic development in the 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: 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>

Site Selection Summary

[No significant changes have been made to the SA/SEA assessment itself as a result of the consultation; however, the comments made at preferred options 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. Conditional planning permission has been granted for up to 66 dwellings on the site, subject to completion of a legal agreement.

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 of the site was reconsidered following the examination hearing sessions to allow for some additional development in the Eastern Urban Area. The site has been reassessed and it is not considered that increasing the developable area of the site will result in a negative impact on sustainability as long as adequate mitigation measures are provided.

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. Conditional planning permission has been granted for up to 39 dwellings on the site, subject to completion of a legal agreement.

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 EUA008 or EUA033 the sites should be developed with a preference for EUA003/008 to be developed together. 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.

The Inspector at the examination hearing sessions raised concerns regarding the level of allocations in the Eastern Area. As a result the Council was asked to carry out further work to determine if additional development could be provided in the spatial area. As a result of this further work, increases to existing proposed allocations were considered more appropriate than the allocation of an additional site.

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 and 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.~~

At the examination hearing sessions the Inspector asked the Council to reconsider the approach to the Eastern Area (including Theale) to see whether the shortfall in allocated sites could be met. Where changes have been proposed to sites, they have been reassessed and the assessments updated where required.

Preferred options consultation responses:

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

Proposed Submission consultation responses:

- [Theale general \(inc. rejected sites\) – 9 responses](#)
- [HSA14 \(THE003\) – 5 responses](#)
- [HSA15 \(THE009\) – 8 responses](#)
- [Theale Settlement Boundary Revisions – 2 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>438-90 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</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 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>224-225 dwellings</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</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Eastern Area</p> <p>Duration: Permanent</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 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</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
<p>(5.6ha at 40dph)</p>	<p>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>Timing: Short to Long term</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>would be unable to carry out the sequential test.</p>
<p>THE003 North Lakeside, The Green, Theale 42-15 dwellings (1.4ha at 30dph)</p>	<p>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.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term</p>	<p>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.</p>	<p>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. The site is not recommended for allocation Following the granting of planning permission on part of the site, there are concerns regarding the deliverability of the site and therefore, it is no longer recommended for allocation.</p>
<p>THE005 Land at junction 12, Theale 454-50</p>	<p>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</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration:</p>	<p>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</p>	<p>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</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
<p>dwelling (3.86ha at 40dph)</p>	<p>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.</p>	<p>Permanent Timing: Short to Long term</p>	<p>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.</p>	<p>allocated for development.</p>
<p>THE009 Field between A340 and The Green 125-70-100 dwelling (3.17ha at 30dph)</p>	<p>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</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term</p>	<p>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.</p>	<p>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. The developable area of the site was reconsidered following the examination hearing sessions to allow for some additional development in the Eastern Urban Area. The site has been reassessed and further landscape advice sort and it is not considered that increasing the</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
	<p>longer term. The developable area of the site was revised following the examination hearing sessions as a result of a question from the Inspector and further landscape work. The site has been reassessed and there is no change in the SA/SEA outcome as a result of this change in developable area.</p>			<p>developable area of the site will result in a negative impact on the landscape character of the area.</p>

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~~ were recommended for allocation \(THE003 and THE009\) but for a smaller amount of development, with THE001 and THE005 being rejected. Planning permission was granted for development on part of THE003, which lead to concerns regarding the deliverability of THE003 and therefore, at the examination hearing sessions, the Council proposed to remove the site from the DPD.](#)

[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, which is considered to be detached from the main 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 than 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 was recommended for allocation in the DPD. While the SA/SEA does not show any significant sustainability impacts, and overall the effect is considered to be predominantly neutral. There are concerns regarding the deliverability of the site, as set out in the proposed submission DPD which lead the Council to propose to remove the site as an allocation. 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. The developable area of the site was reconsidered following the examination hearing sessions to allow for some additional development in the Eastern Area. The site has been reassessed and further landscape advice sought. It is not considered that slightly increasing the developable area of the site will result in a negative impact on the landscape character of the area.

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 94 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. Since the consultation planning permission has been granted on appeal for one site (BUR007).

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

Proposed submission consultation responses:

- Burghfield Common general (inc. rejected sites) – 19
- HSA16 (BUR015) – 6 responses
- HSA17 (BUR002/002A/004) – 8 responses
- Burghfield Common Settlement Boundary Revisions – 0 responses

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>25 6 dwellings (0.86 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>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.</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 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>
<p>BUR004</p> <p>Land opposite 44 Lamden Way, Burghfield Common</p> <p>10 dwellings (0.32ha 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>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</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: East Kennet Valley</p> <p>Duration: Permanent</p>	<p>The site is recommended for allocation, with BUR002 and BUR002A.</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
30dph)-	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.	Timing: Short to Long term		
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, Burghfield Common 60 58 dwellings (1.92ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site will have positive impacts in relation to access to local services and facilities and opportunities for walking, cycling and public transport. There are potential negative impacts on environmental sustainability in relation to protected species on the site, mitigation measures would be required to minimise this impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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 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.	The site is not recommended for allocation. No additional information submitted at preferred options to change recommendation
BUR007	Overall the site is likely to have a neutral effect on	Effect:	The site is not	The site is not recommended

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>Land adjoining Man's Hill, Burghfield Common</p> <p>Firlands Farm, Hollybush Lane, Burghfield Common</p> <p>600 dwellings (20ha at 30dph) 300 dwellings</p>	<p>sustainability, and the SA/SEA does not highlight any significant sustainability effects.</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. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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>recommended for allocation.</p> <p>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.</p> <p>The site is unpopular locally and other sites within the village are seen as preferable to this one.</p>	<p>for allocation.</p> <p>No additional information submitted at preferred options to change recommendation</p> <p>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.</p> <p>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.</p> <p>Part of the site has been granted planning permission for up to 90 dwellings on appeal. The Council are challenging the decision.</p>
<p>BUR007A</p> <p>Firlands Farm, Hollybush Lane, Burghfield Common</p> <p>Planning application 14/01730/OUT MAJ) for 129 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 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</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 for consideration through Preferred Options consultation.</p>	<p>The site is not recommended for allocation.</p> <p>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</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
Refused, allowed on appeal for up to 90 dwellings (July 2015).	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.			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. The site has been granted planning permission for up to 90 dwellings on appeal. The Council are challenging the decision.
BUR008 Land adjoining Man's Hill, Burghfield Common 315 dwellings (10.5ha at 30dph). Planning Application 14/00962/OUT MAJ for 240 dwellings pending consideration (July 2014) refused and dismissed on appeal (Mar 15).	Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects, although there are both a number of positive and negative impacts as a result of development. The site is close to local services and facilities within the village, and would provide opportunities for walking, cycling and public transport. Negative sustainability issues exist in relation to Road Safety, impact on landscape and the built environment, as well as being a greenfield site at risk of flooding. Mitigation measures would reduce some of the impact on sustainability in some of these areas. 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	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 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.	The site is not recommended for allocation. No changes to justification from preferred options stage. 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 area has been assessed separately as BUR008A.

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
14/03001/OUT MAJ for 197 dwellings refused (Feb 15).	the 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>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 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>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>
<p>BUR011</p> <p>Benhams Farm, Hollybush Lane, Burghfield Common</p> <p>80-79 dwellings (2.63ha at</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</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</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</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</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>30dph)</p> <p>Planning Applications 14/01395/FULD & 14/03205/FULD for demolition and construction of 2 dwellings with access Approved (Sept 2014) & allowed on appeal (Nov 15)</p>	<p>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>settlement pattern.</p>	<p>submitted and are either at appeal or pending consideration.</p>
<p>BUR015</p> <p>Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common</p> <p>287 dwellings (9.56ha at 30dph)</p> <p>Approx. 100 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 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</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 for approximately 100 dwellings.</p> <p>The site is well related to the existing settlement, close to local services and facilities. There are no significant issues on the site.</p>	<p>The site is recommended for allocation for approximately 100 dwellings.</p> <p>There are no significant issues on the site, and development of part of the site is considered appropriate.</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
	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.			

Site selection summary

[No significant changes have been made to the SA/SEA assessment itself as a result of the consultation; however the comments made at preferred options 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 \(BUR007A\) 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. It is not proposed to change the allocations for Burghfield Common; rather this additional site will give additional flexibility to the housing numbers.](#)

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.

As a result of the consultation, the Housing Site Allocations DPD allocates Mortimer Parish Council approximately 110 dwellings to be allocated through the Neighbourhood Plan. As a result the Council have not assessed the options for development in Mortimer since the Preferred Options consultation, and the site assessment forms are available from the Neighbourhood Plan evidence base.

The proposed Neighbourhood Plan has been submitted to the Council for examination in February 2016. The Council received the examiner's report at the end of October 2016. The Parish Council has requested that the Council delays making a decision on the examiner's report until May 2017 to allow time for full consideration of the recommendations and issues raised in the report, and is currently subject to consultation (from 4th March to 22nd April 2016). It is expected that the examination will take place in May or June, with the referendum taking place in September or October 2016.

The Council propose to allocate Mortimer Parish Council, approximately 110 dwellings, allowing them to choose the specific site to allocate through the NDP. 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

Proposed Submission consultation responses:

- Mortimer – 6 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
MOR004 Land at Kiln Lane, Mortimer	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any 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.	Effect: Predominantly neutral Likelihood: High Scale: East	The site is not recommended for allocation. Other sites within the village are close to local services and facilities. Development of this site would have an impact on	<u>Mortimer's NDP will allocate a site, or sites, for development.</u>

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
150 4 dwellings (5.04ha at 30dph)	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.	Kennet Valley Duration: Permanent Timing: Short to Long term.	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.	<u>Mortimer's NDP will allocate a site, or sites, for development.</u>
MOR006 Land to the south of St John's Church of England School, Victoria	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. Due to its central location within the village the site scores positively in relation to opportunities for walking and cycling and healthy, active lifestyles. There is potential for flood risk on the site, which could have a negative impact unless appropriate mitigation measures are implemented. Mitigation would also be required in terms of ecology and biodiversity to ensure there would not be a negative impact on environmental	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short	The site is recommended for allocation. The site is located to the south of Mortimer, surrounded by residential development on three sites. Close to local services and facilities within the village. Access issues would need to be resolved.	<u>Mortimer's NDP will allocate a site, or sites, for development.</u>

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
Road, Mortimer 477-440 dwellings (5.80ha at 30dph)	sustainability. <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>	to Long term		
MOR008 Land at north east corner of Spring Lane, Mortimer 45 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. <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>	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.	<u>Mortimer's NDP will allocate a site, or sites, for development.</u>

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

Proposed Submission consultation responses:

- Woolhampton general (inc. rejected sites) – 0 responses
- HSA18 (WOOL006) – 3 responses
- Woolhampton Settlement Boundary Revisions – 0 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	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	The site is not recommended for allocation. <u>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.</u>

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>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.</p>		measures.	
<p>WOOL002</p> <p>Station Yard, Woolhampton</p> <p>40 dwellings (0.33ha at 30dph)</p> <p><5 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 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.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: East Kennet Valley</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not considered suitable for allocation.</p> <p>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</p>	<p>The site is recommended for inclusion within the settlement boundary.</p> <p>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.</p>
<p>WOOL003</p> <p>Land adjoining Woolhampton allotment, Bath</p>	<p>Overall the site is likely to have a negative effect on sustainability.</p> <p>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</p>	<p>Effect: Negative</p> <p>Likelihood: High</p> <p>Scale: East</p>	<p>The site is not considered suitable for allocation.</p> <p>Most of the site is at risk from flooding, either in flood zone 2 or 3. There is a history of</p>	<p>The site is not recommended for allocation.</p> <p>The reasons remain the same as at preferred options stage. The council would be unable to</p>

Table 21 Summary of Woolhampton Sites SA/SEA				
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option	Recommendation and justification as site for allocation
Road, Woolhampton 42 10 dwellings (0.4ha at 30dph)	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.	Kennet Valley Duration: Permanent Timing: Short to Long term	flooding on the site. Other sites within Woolhampton are not at risk from flooding and therefore are considered more suitable sites for allocation in line with the NPPF.	carry out the required 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.

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
WOOL006 Land to the north of the A4, Woolhampton 65 dwellings (2.2ha at 30dph) 30 dwellings	<p>Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site.</p> <p>The site is sustainable in terms of access to local services and facilities including the open countryside for supporting an active, healthy lifestyle and access to education and employment. There are opportunities for walking, cycling and public transport. The site's location next to the A4 means that there could be a negative impact on sustainability in relation to air quality and noise pollution, without appropriate mitigation and design. The site is not at risk from flooding which scores neutrally in terms of sustainability. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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 as an option for allocation (as an alternative to WOOL001).</p> <p>The site is well related to the existing settlement, close to local services and facilities. 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>The site is recommended for 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 made at preferred options 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 preferred options consultation WOOL006 comes out as the was shown to be 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, and is also the only designated Town Centre within the 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

Proposed Submission consultation responses:

- Hungerford General (inc. rejected sites) – 59 responses (81% template response)
- HSA19 (HUN007) – 46 responses
- Hungerford Settlement Boundary revisions – 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
HUN001 Rear of Westbrook Farmhouse, Smitham Bridge Road <u>25 26 dwellings (1.31 ha at 20dph)</u>	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 <u>environmental</u> 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. <u>Mitigation in the form of SUDs would be required, and the developable area reduced to take into account the flood zones. The</u>	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. <u>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</u>

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
	development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.			narrow.
HUN003 Hungerford Veterinary Centre, Bath Road, Hungerford 5 dwellings (0.25ha at 20dph)	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. The site is previously developed land being part of the grounds of the Veterinary Centre. All of this means that there would be a positive impact on sustainability. 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.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>This site is recommended for inclusion within the settlement boundary.- Sites at Eddington are considered an alternative to a site to the south of Hungerford.</p> <p>The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. This site is of a scale that would be compatible with adjacent development in Eddington.</p>	<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 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</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
				settlement boundary, therefore, it is not considered suitable for inclusion within the settlement boundary.
<p>HUN005</p> <p>Folly Dog Leg Field</p> <p>30 49 dwellings (2.45ha at 20dph)</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 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>Effect: Predominantly neutral and negative</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>This site to be considered as an option for allocation in the DPD. Sites at Eddington are considered an alternative to a site to the south of Hungerford.</p> <p>The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. The landscape assessment states that little harm to the AONB would be created by developing this site, subject to limiting the developable area and appropriate mitigation measures.</p> <p>The town council preference is for sites to the north of Hungerford which will have less impact on town centre congestion.</p>	<p>The site is not recommended for allocation.</p> <p>Following the preferred options 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</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</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</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</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>

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>dwellings (0.42ha at 20dph)</p>	<p>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.</p>	<p>Duration: Permanent Timing: Short to Long term</p>	<p>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.</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>HUN007</p> <p>Land east of Salisbury Road</p> <p>100_4 dwellings (5.4ha 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 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</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: AONB spatial area Duration: Permanent Timing: Short to Long term</p>	<p>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.</p> <p>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.</p>	<p>The site is recommended for allocation for approximately 100 dwellings on the northern part of the site.</p> <p>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</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
	on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.			employment). Additionally there is more certainty over the deliverability of this site due to the single ownership. Development of the site is considered acceptable in landscape terms, subject to the mitigation measures set out in the site policy.
HUN015 Land at Bath Road, Eddington 5.7-dwellings (0.33ha at 20dph)	Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from education facilities. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. 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.	Effect: Predominantly neutral Likelihood: High Scale: AONB spatial area Duration: Permanent Timing: Short to Long term	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. 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 recommended for allocation. At preferred options this site was considered alongside four others for comprehensive development to the north of Hungerford. 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. 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. Following a review of the settlement boundaries, it is not considered that the site meets

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
				the criteria to be included within the settlement boundary.
<p>HUN020</p> <p>Hungerford Garden Centre, Bath Road, Hungerford</p> <p>15.47 dwellings (0.86ha 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 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.</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 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, employment and public transport options.</p> <p>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>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 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</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</p>	<p>Effect: Predominantly neutral</p>	<p>The site is recommended to be included within revised settlement boundary.</p>	<p>The site is recommended to be included within revised settlement boundary.</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>Grill / The Lamb, Charnham Street, Hungerford</p> <p><u>5</u> dwellings (0.33ha at 20dph)</p>	<p>site. 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>Likelihood: High Scale: AONB - Hungerford Duration: Permanent Timing: Short to Long term</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 has been granted planning permission (on appeal) for 2 dwellings and meets the settlement boundary review criteria.</p>
<p>HUN022</p> <p>Land to the west of Salisbury Road, Hungerford</p> <p><u>5</u> 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. 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. 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. No additional comments were received on this site as part of the preferred options consultation. 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><u>7</u> 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. 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</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: AONB - Hungerford Duration: Permanent Timing: Short</p>	<p>The site is not recommended for allocation. The site does not relate as well to the existing residential development as other sites around Hungerford, therefore, other sites are considered more appropriate for allocation</p>	<p>The site is not recommended for allocation. No additional comments were received on this site as part of the preferred options consultation. There are concerns over access to the site, as it relies on access being provided through a</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
20dph)	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.	to Long term		neighbouring site (HUN022), which in itself has access issues due to the reduced developable area on landscape grounds

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.](#)

[At the examination hearing sessions the Inspector asked for further work to be carried out regarding the approach to allocations in Hungerford. Hungerford is defined in the Core Strategy as a Rural Service Centre, and is also one of only two town centres within the District. Therefore, it is considered that as the largest, most sustainable settlement within the AONB, serving a significant catchment area, Hungerford should support a higher level of development than other smaller settlements in the AONB to help to maintain its vitality and viability. As a result of this review of approach no changes are proposed to the allocations for Hungerford.](#)

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. Though both sites are considered acceptable in landscape terms, 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. Following the review of allocations in Hungerford, HUN007 is still considered to be the most appropriate site for allocation given the role and function of Hungerford as the largest rural service centre in the AONB.

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. Following the review of the allocations in Hungerford following the examination hearing sessions the site remains not recommended for allocation. While there is no significant sustainability effect predicted for development of the site, the site only has capacity for approximately 30 dwellings, and it is not considered that allocation of only 30 dwellings in Hungerford would be in keeping with the role and function of the settlement. Allocation of two sites in Hungerford was also not considered appropriate due to the cap the Core Strategy put on development in the AONB (up to 2,000 dwellings).

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 is 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](#)

Proposed Submission consultation responses:

- [Lambourn general \(inc. rejected sites\) – 3 responses](#)
- [HSA20 \(LAM005\) – 10 responses](#)
- [HSA21 \(LAM015\) – 5 responses](#)
- [Lambourn Settlement Boundary Revisions – 3 responses](#)

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
LAM002A Land at Meridian House and Stud, Greenway, Lambourn 26 25 dwellings (1.3ha 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 effects. 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 appropriate	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 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

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
	mitigation measures are provided.			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>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 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</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 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</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>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>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 based assessment as a minimum and field evaluation if necessary.</p>
<p>LAM007</p> <p>Land between Folly Road, Rockfel Road / Bridleways and</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</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB -</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</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>Stork House Drive, Lambourn</p> <p>24-25 dwellings (1.2ha at 20dph)</p>	<p>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>Lambourn</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>		<p>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 currently 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 in order to continue the pattern of sequential small developments in the village.</p> <p>At the Proposed Submission consultation stage the site promoter provided additional evidence to show that there may still be the potential for the site to be taken forward in the</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>future. Therefore although the Council has concerns about the immediate deliverability of the site as part of the HSA DPD, it is proposed to consider the site further as part of the new Local Plan.</p>
<p>LAM009</p> <p>Land east of Hungerford Hill, Lambourn</p> <p>30 dwellings (1.5ha at 20dph)</p>	<p>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.</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</u></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>The site is not recommended 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>The site is not recommended for 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><u>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> 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.</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>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>

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>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.</p>			<p>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.</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</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
				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.

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.](#)

[At the examination hearing sessions the Inspector asked for further work to be carried out regarding the approach to allocations in Lambourn. Lambourn is defined in the Core Strategy as a Rural Service Centre, and is also one of three district centres within West Berkshire, therefore, it is considered acceptable that a degree of development is allocated to help sustain the role and function of Lambourn.](#)

[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. 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 in order to continue the pattern of sequential small developments in the village. At the Proposed Submission consultation stage the site promoter provided additional evidence to show that there may still be the potential for the site to be taken forward in the future. Therefore although the Council has concerns about the immediate deliverability of the site as part of the HSA DPD, it is proposed to consider the site further as part of the new Local Plan. It is not considered appropriate to allocate both sites at this time due to the cap the Core Strategy puts on development in the AONB (up to 2,000 dwellings).

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.](#)

[Since the proposed submission consultation PAN002 has been granted planning permission.](#)

[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.](#)

[Proposed Submission consultation responses:](#)

- [Pangbourne general \(inc. rejected sites\) – 3 responses](#)
- [HSA22 \(PAN002\) – 37 responses](#)
- [Pangbourne Settlement Boundary revisions – 2 responses](#)

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 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</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	<u>Recommendation and justification of site for allocation</u>
	<p>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, as will the close proximity of the site to open countryside. This further enhances the positive score in relation to social sustainability.</p> <p>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</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 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. Planning Permission has been granted for the site.</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>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.</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>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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 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.</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 effects/impacts](#).

[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. \[The site promoter undertook an assessment of the junction for a planning application for the development of 35 dwellings on the site which concluded that the increase in traffic at the junction would have little impact at the junction. The Council's Highways and Transport team concur with the results of the assessment. Planning permission has been granted for development of the site.\]\(#\)](#)

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~~[two](#) 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](#)

Proposed Submission consultation responses:

- [Bradfield Southend general \(inc. rejected sites\) – 1 response](#)
- [HSA23 \(BRS004\) – 16 responses \(81% template responses\)](#)
- [Bradfield Southend Settlement Boundary Revisions – 1 response](#)

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.](#)

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 open countryside. Given the sites location 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</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 water on the site in early 2014.</p> <p>If the site was developed alongside BRS004, the linear settlement pattern would be</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 result in a level of development not in keeping with the role and function of Bradfield Southend as a service village.</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>site.</p> <p><u>There are</u> Potential negative impacts could occur in relation <u>due</u> to the access to employment, services and facilities. The sites location <u>within</u> the AONB <u>which</u> means that development has the potential to <u>have a negative impact upon environmental sustainability</u> impact upon the landscape ; however mitigation/enhancement measures, <u>as outlined in the Landscape Capacity Assessment (LCA)</u>, would reduce the impact. <u>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield.</u> 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, <u>the site is at risk from surface water flooding.</u> Flooding has the potential to impact on all elements of sustainability. Mitigation measures would need to be considered to reduce the impact- <u>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.</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></p>		eroded. If developed on its own, it would be very poorly related to the existing settlement.	<u>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.</u>
BRS004 Land off Stretton Close, Bradfield Southend	<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><u>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-</u></p>	<p>Effect: Predominantly neutral Likelihood: High Scale: AONB spatial area Duration:</p>	<p>The site is recommended for allocation.</p> <p>The site is well related to the existing settlement and would be suitable for a small number of dwellings that would be in keeping with the size and function of Bradfield Southend</p>	<p>The site is recommended for allocation</p> <p><u>No additional information submitted at preferred options to change the recommendation.</u></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>120 dwellings (0.58ha at 20dph)</p>	<p>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 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.</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 minimise any 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</p>	<p>Permanent Timing: Short to Long term</p>	<p>as a service village.</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>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 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 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 potential to negatively impact upon environmental sustainability due to the site being greenfield. 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</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. As a service village, only a small level of development is required. It is considered that there is a more suitable site in</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>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>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 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</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 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 connections with the existing built form.</p> <p>As a service village, only a small level of development is</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><u>environmental sustainability of the site.</u></p> <p><u>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.</u></p> <p><u>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.</u></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>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.</u></p> <p><u>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.</u></p>			<p><u>required. It is considered that there is a more suitable site in Bradfield Southend for allocation.</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 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](#) [were then considered as part of 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](#)

Proposed Submission consultation responses:

- [Chieveley general – 0 responses](#)
- [Chieveley Settlement Boundary revisions – 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
CHI001 The Colt House, Green Lane, Chieveley ≤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 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	Effect: Predominantly neutral Likelihood: High Scale: AONB – Chieveley Duration: Permanent Timing: Short	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	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 considered as part of the settlement boundary

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
(0.24ha at 20dph)	appropriate landscape mitigation measures development would have a negative impact on environmental sustainability.	to Long term	review.	<u>review. included within the revised settlement boundary, as proposed at Preferred Options.</u>
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 <u>Further assessment and following results of the consultation the development potential of the site has been revised to less than 5 dwellings.</u> <u>Therefore, the site can be automatically excluded through the site selection process.</u> <u>The site will be considered as part of the settlement boundary review. included within the revised settlement boundary rather than be allocated.</u>
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 <u>Development potential on the site means that the site is too small to allocate, and can be automatically excluded through the site selection process.</u> <u>The site will be considered as part of the settlement boundary review. included within the revised settlement boundary, as proposed at Preferred Options.</u>

Site Selection Summary

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

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

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. The Council has reconsidered the review of the settlement boundary around CHI001, and now considers that the proposed change does not meet the settlement boundary review criteria and would therefore not be a justified change. Whilst Green Lane is functionally part of the Chieveley, its character in the south relates more to the open countryside rather than the main settlement. It is therefore proposed not to include CHI001 within the settlement boundary. 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 required 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.](#)

[Three new sites were submitted as part of the proposed submission consultation. These sites have been assessed and automatically excluded through the site selection process.](#)

[Preferred options consultation responses:](#)

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

[Proposed Submission consultation responses:](#)

- [Compton general \(inc. rejected sites\) – 4 responses](#)
- [HSA24 \(COM004\) – 6 responses](#)
- [Compton Settlement Boundary Revisions – 0 responses](#)

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
COM001	Overall the site is likely to have a neutral effect on	Effect:	The site is not	The site is not recommended for

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>Land to the East of Yew Tree Stables</p> <p>27 30 dwellings (1.36ha at 20dph)</p>	<p>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 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 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>Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>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>allocation.</p> <p>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.</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>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</p>	<p>Effect: Predominantly neutral positive</p> <p>Likelihood: High</p> <p>Scale: North Wessex Downs</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</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</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
140 dwellings (7ha at 20dph)	<p>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. 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 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>AONB</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>also be an opportunity to rectify any contaminated land issues and enhance the site's setting within the AONB and village.</p>	<p>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 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>

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
COM010 Land to the west of Churn Road, Compton 13 15 dwellings (0.67 ha at 20dph)	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>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><u>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 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</u></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><u>The development of the site for housing would have a neutral effect on economic sustainability.</u></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><u>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.</u></p> <p><u>COM004 is significantly larger than would normally be expected for a Service Village, therefore no other sites will be allocated within the village.</u></p>
COM011 Land to the north of Hsley Road	<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</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: NWD</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.</p>	<p><u>Additional landscape work carried out following the preferred options consultation indicates that development of this site would result in harm to the AONB.</u></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
10 dwellings (0.52ha at 20dph)	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 is at risk from groundwater flooding and mitigation measures would be required.	AONB Duration: Permanent Timing: Short to Long term	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.	
COM012 The Paddocks, east of Roden House, Wallingford Road	<u>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</u> 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 site is Greenfield as well as open and rural in nature, therefore there could be some negative effects on environmental sustainability. The site is at risk from groundwater flooding and mitigation measures would be required.	Effect: Predominantly neutral Likelihood: High Scale: NWD 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.	<u>Additional landscape work carried out following the preferred options consultation indicates that development of this site would result in harm to the AONB.</u>

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](#)

[Proposed Submission Consultation responses](#)

- [1 response received](#)

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 16 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.

~~112~~ 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](#).

Preferred options consultation responses:

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

Proposed Submission consultation responses:

- [Hermitage general – 0 responses](#)
- [HSA25 \(HER001\) – 4 responses](#)
- [HSA26 \(HER004\) – 5 responses](#)
- [Hermitage Settlement Boundary Revisions – 1 response](#)

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 Land off Charlotte Close, Hermitage 46 Approximately 15 dwellings (0.8ha at 20 dph)	<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>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.</p> <p>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, and There is also the potential for a negative impact on environmental sustainability due to the site 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</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is recommended for allocation.</p> <p>The site is well related to the existing settlement. 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>The site is recommended for allocation.</p> <p>The site is well related to the existing settlement.</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.</p> <p>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</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>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,⁷ 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>risk mitigation measures.</p> <p>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.</p>
<p>HER004</p> <p>Land to the south east of Old Farm House, Hermitage</p> <p>14 ¹⁰ dwellings (0.572ha 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. <u>Development on this site has the potential to improve the built environment through a well designed scheme.</u></p> <p><u>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.</u></p> <p><u>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</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 site is part of open gateway to Hermitage from the south.</p> <p>Development on the whole site would be unacceptable, but a small area to the north east of the site would be acceptable if developed together with HER001 (the area of land between the public house and the access off Lipscomb Road).</p>	<p>Part of the site is recommended for allocation.</p> <p>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 LSA indicates that the site is part of the open gateway to Hermitage from the south.</p> <p>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).</p> <p>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</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>together with HER001.</p> <p>There are potential negatives due to the site being at risk from surface water flooding and being located within a critical drainage area and the sites location within the AONB. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.</p>			<p>application. This would ensure the implementation of appropriate flood risk mitigation measures.</p> <p>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. The final developable area will be dependent upon the extent of any appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</p>
<p>HER009</p> <p>Land north of Hermitage Primary School, Hampstead Norreys Road, Hermitage</p> <p>28 dwellings (1.4ha at 20 dph)</p>	<p>Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury 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 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</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>The site is adjacent to settlement boundary with dispersed development to the north, south and west.</p> <p>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</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><u>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,</u> 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><u>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 HER001. Other sites within Hermitage are considered to be more appropriate for development.</u></p>
<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 <u>predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</u> however the SA/SEA highlights a significant sustainability effect as a result of the impact that development would have upon the character of Oare. <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, <u>its relationship with the existing</u></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><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 as it 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</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>settlement pattern and the proximity to the M4 motorway. Development therefore has the potential to impact upon environmental sustainability.</p> <p>Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.</p> <p>There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury. The site is in close proximity of open countryside to help promote a healthy active lifestyle.</p>			<p>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>Land east of Hampstead Norreys Road, Hermitage</p> <p>8 dwellings (0.4ha at 20 dph)</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>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, 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.</p> <p>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</p>	<p>Effect: Predominantly neutral 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 not recommended for allocation.</p> <p>The site is poorly related to Hermitage and the proximity of the site to the M4 is likely to result in noise impacts.</p>	<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 and 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>

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
	countryside to help promote a healthy active lifestyle			

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 made at preferred options 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](#)

Proposed Submission consultation responses:

- [Kintbury general \(inc. rejected sites \) – 2 responses](#)
- [HSA27 \(KIN006/007\) – 6 responses](#)
- [Kintbury Settlement Boundary revisions – 1 response](#)

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>KIN004</p> <p>Kintbury Park Farm, Irish Hill Road, Kintbury</p> <p>18 dwellings (0.89ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is well related to existing services and facilities within Kintbury with opportunities for walking and cycling and healthy active lifestyles, giving a positive impact on sustainability. The impact on the landscape could have a negative impact on environmental sustainability. Significant landscape mitigation measures 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</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB - Kintbury</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation</p> <p>Development here would have an impact on the rural character of this area. Only a very small area of the site is acceptable for development in landscape terms.</p> <p>Other sites in Kintbury are considered to be more appropriate for development.</p>	<p>The site is not recommended for allocation</p> <p>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.</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
	sustainability. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts.			
<p>KIN006</p> <p>Land east of Layland Green, Kintbury</p> <p>Approx 10 dwellings as a combined site with KIN007</p> <p>4 dwellings (0.2ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is well related to the 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 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>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB - Kintbury</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is recommended for allocation as part of a wider allocation with KIN007</p> <p>The site is well related to the existing settlement and local services and facilities.</p>	<p>The site is recommended for allocation as part of a wider allocation with KIN007</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>
<p>KIN007</p> <p>Land east of Layland</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p>	<p>The site is recommended for allocation as part of a wider allocation with KIN006</p>	<p>The site is recommended for allocation as part of a wider allocation with KIN006</p> <p>Particular concerns were raised in the</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>Green, Kintbury</p> <p>Approx 10 dwellings as a combined site with KIN007</p> <p>9 dwellings (0.44ha at 20dph)</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 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>Scale: AONB - Kintbury</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is well related to the existing settlement and local services and facilities.</p>	<p>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>
<p>KIN008</p> <p>Land to the east of Layland Green and south of</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities with opportunities for walking and cycling, which give a positive impact on sustainability. The site is within the AONB, the Landscape Assessment indicates that only</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB - Kintbury</p> <p>Duration:</p>	<p>The site is not recommended for allocation</p> <p>Only a very small area of the site is suitable for development in landscape terms. The site would need</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</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
Holt Road, Kintbury 13 dwellings (0.64ha at 20dph)	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 environmental 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.	Permanent Timing: Short to Long term	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.	would result in development not in keeping with the role and function of Kintbury as a service village.
KIN009 Land to the east of Layland Green, Kintbury 16 dwellings (0.8ha 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 close to local services and facilities with opportunities for walking and cycling, giving a positive impact on sustainability. The site is located in the AONB close to a site with great created newts, without appropriate mitigation measures development could have a negative impact on environmental sustainability. The site is at risk from groundwater flooding. Flood risk can have a negative impact on all elements of	Effect: Predominantly neutral Likelihood: High Scale: AONB - Kintbury Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation 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	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.

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
20dph)	<p>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>		role and function of Kintbury as a service village.	
<p>KIN011</p> <p>Land adjoining The Haven, Kintbury</p> <p>Approx 20 dwellings 22 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</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</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><u>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. 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.</u></p>			<p><u>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</u></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
				further through the preparation of the new Local Plan.
<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 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</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>economic sustainability. Whilst housing development contributes towards economic development in the 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</p> <p>Land at Deane, Inkpen Road, Kintbury</p> <p>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</p> <p>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 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</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>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
	contributes towards economic development in the 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

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 4 One 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.~~

[At the examination hearing sessions the Inspector asked for further work to be carried out regarding the approach to allocations in Kintbury. The Council has reviewed the proposed allocation for Kintbury, and considers that the proposed allocation is a justified local choice.](#)

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](#)

Proposed Submission consultation responses:

- [Gypsy, Traveller and Travelling Showpeople Accommodation – 2 responses](#)
- [TS1 \(GTTS5\) – 1 response](#)
- [TS2 \(GTTS2\) – 7 responses](#)
- [TS3 \(GTTS6\) – 72 responses \(19% template responses\)](#)
- [TS4 – 2 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
<p>GTTS2</p> <p>Long Copse Farm, Enborne</p> <p>24 plots (for Travelling Show-people)</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>The site is close to local services and facilities and this could have a positive impact on sustainability. Development of the site could however lead to a negative impact on environmental sustainability unless suitable mitigation measures are introduced with regard to flood risk, landscaping and the greenfield nature of the site. Mitigation measures such as good design techniques, SUDS and layout would help to mitigate this impact.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Newbury Thatcham</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is recommended for allocation.</p> <p>A level of need has been identified within the GTAA. The site is already used for Travelling Showpeople and therefore, this is seen as an ideal location to meet the identified need.</p>	<p>The site is recommended for allocation.</p> <p>The level of need has been identified within the GTAA.</p> <p>This is an existing site for Travelling Showpeople, with 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.</p> <p>Mitigation will also be required to ensure development does not impact upon the Local Wildlife Site and an FRA would be</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
				required as part of any scheme.
GTTS3 Benhams Farm, Hollybush Lane, Burghfield Common Up to 15 pitches	<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 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.</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>There is a concern regarding the impact on the existing settled community.</p>	<p>The site is not recommended for allocation.</p> <p>There is a concern regarding the impact on the existing settled community.</p>
GTTS5 New Stocks Farm, Paices Hill, Aldermaston Up to 8 pitches	<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 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>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>The site is within an existing Gypsy and Traveller site. The principle of Gypsies and Travellers is already established on the site.</p>	<p>The site is recommended for allocation.</p> <p>The site is within an existing 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>

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>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 design techniques and additional landscaping would help to mitigate against negative impact.</p> <p>Flooding has the potential to impact on all aspects of sustainability if appropriate mitigation measures are not put in place.</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. The site is no longer recommended for allocation</p> <p>Following the change in definition of Gypsies and Travellers there is no evidence that this site is required to meet the Council's need. Therefore, the site is proposed to be withdrawn from the DPD. 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 close to some local services and facilities nearby, and has good</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
				access to both A33 and the M4.
GTTS7 72 Purley rise, Purley-on-Thames Up to 10 pitches	<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 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.</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>Site is a preferred site for housing allocation.</p> <p>Concerns over the proximity to existing settled community.</p>	<p>The site is not recommended for allocation.</p> <p>Site has been allocated for housing development within the HSA DPD.</p> <p>Also, there is a concern regarding the impact on the existing settled community.</p>
GTTS9 Padworth Sawmills, Rag Hill, Aldermaston 1 pitch	<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 could impact positively on the lifestyle of the travelling community through the provision of permanent accommodation.</p> <p>The site is 2.5km to local services and facilities, with opportunities for walking and cycling which might lead to a high car dependency.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term</p>	<p>The site is recommended for allocation.</p> <p>The site previously had planning permission (2011 permission, lapsed), therefore, the principle of Gypsies and Travellers has been established for the site.</p>	<p>The site is not recommended for allocation.</p> <p>Certainty of site delivery could not be ascertained.</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 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.

Following confirmation that the Council's Gypsy Traveller Accommodation Assessment (GTAA) cannot be fully relied upon as a reflection of need following the Government's change of definition of Gypsy and Travellers in the revised version of the Planning Policy for Travellers (PPTS) (2015), a change has been made to the proposed sites for allocation. The Council believes that it is right to plan positively through the DPD for some provision in the short term pending a revision of the GTAA and bringing forward revised proposals in the new Local Plan.

GTTS3 and GTTS7 are not recommended for allocation. ~~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 site remains recommended for allocation as it is an existing site that has capacity to meet the short term need. 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.

GTTS6 area of search is no longer proposed for allocation as an area of search. Following the change in definition of Gypsy and Travellers the council considers that there is not sufficient evidence to support the allocation of the site. The area of search was proposed to meet the longer term needs (after 2021) and therefore, it is no longer considered appropriate to allocate the area of search.

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 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. It has been confirmed that the need for Travelling Showpeople set out in the GTAA is still valid as all those in need of permanent accommodation fall within the definition of Travellers in the revised PPTS.

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	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	Effect: Predominantly neutral Likelihood:	Policy retained. Some small changes made to clarify where rural exceptions sites are appropriate and how local need can be demonstrated. No

Table 32 – Summary of Countryside Policy SA/SEAs

Policy	Summary of SA/SEA	Summary of effects	Change since Preferred Options
Policy	<p>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.</p>	<p>High Medium Scale: District Wide Duration: Permanent Timing: Short to Long term</p>	<p>significant changes made to the SA/SEA as a result of the revised policy.</p>
<p>Policy 3</p> <p>Design and materials of Housing in the Countryside</p>	<p>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.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Short to Long term</p>	<p>Policy retained. No change made to the policy.</p> <p>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.</p>
<p>Policy 4</p> <p>Conversion of Existing Redundant Buildings in the Countryside to Residential Use</p>	<p>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.</p>	<p>Effect: Predominantly neutral Likelihood: High Medium Scale: District Wide Duration: Permanent Timing: Short to Long term</p>	<p>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.</p>
<p>Policy 5</p> <p>Housing related to Agricultural and Forestry</p>	<p>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</p>	<p>Effect: Predominantly neutral Likelihood: High</p>	<p>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</p>

Table 32 – Summary of Countryside Policy SA/SEAs			
Policy	Summary of SA/SEA	Summary of effects	Change since Preferred Options
Development Housing related to Rural Workers	of green infrastructure on a site being considered under the policy.	Scale: District Wide Duration: Permanent Timing: Short to Long term	policy in line with the NPPF and removes the repetition between the 4 policies. The policy 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	

Table 32 – Summary of Countryside Policy SA/SEAs			
Policy	Summary of SA/SEA	Summary of effects	Change since Preferred Options
		Long term	
Policy 6 9 Extension of existing dwellings within the Countryside	The policy is likely to have a positive impact on the retention and improvement of existing housing <u>and</u> 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.	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 6</i>
Policy 7 40 Replacement of existing dwellings	The policy is likely to have a positive impact on the improvements to the quality of housing <u>whilst reusing previously developed land and protecting</u> and the character <u>of the landscape and heritage.</u> built environment and to minimise the risk of flooding. The potential negative impact result for the potential <u>impact on the character of the countryside and potential</u> 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 44 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 High <u>Medium</u> 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 through 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	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	Effect: Predominantly neutral Likelihood: High Scale: District	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	Policy approach is taken forward General support through the preferred options for this approach to parking standards.

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
type/size	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.	wide Duration: Permanent Timing: Short to Long term	NPPF.	SA/SEA outcomes for this 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 for the policy are the same as for the SA/SEA assessment 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 has been updated and is published alongside the Main Modifications proposed to the Submission version of the DPD. The Main Modifications take into account comments made at the proposed submission consultation and throughout the examination process to date.

~~The SA/SEA Report is being published alongside the proposed Submission DPD and takes into account comments made through the preferred options and proposed submission consultations, 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 24th 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, and therefore, 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 and proposed submission consultations, the most sustainable options were proposed for taking forward into the 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 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 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 response to changing circumstances across the time frame of the Core Strategy and Housing Site Allocations DPD.

Following the examination hearing sessions a number of Main Modifications have been proposed to the DPD. These have been assessed (please see Appendix 14) and the SA/SEA updated where appropriate. The changes being proposed do not have an impact on the overall sustainability of the plan, and in some cases may have a positive impact.

Appendices *(for clarity, please note that the only Appendices which have been updated for this December 2016 update are Appendices 9, 10 and 14. Within Appendices 9 and 10, only those site assessment sheets which have been updated since the submission of the DPD are included within this December 2016 update) For all other Appendices, please refer to the SA/SEA Environmental Report for Submission (April 2016).*

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 14 - Assessment of the Proposed Main Modifications and their implications for the outcome of the SA/SEA](#)

SA/SEA Appendix 9A

Newbury & Thatcham - Site Assessments (including Proposed Main Modifications)

Newbury
Thatcham
Cold Ash

Newbury Site Assessments

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	The site is possibly within the 2 nd battle of Newbury site.
	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	
	Air Quality	U	Site is close to the A34
Contamination / pollution	Contaminated Land	N	
	Other	Y	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.

Site Selection – Site Assessment

	Footways/Pavements	U	There are narrow pavements available in this part of Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Y	Site is in an area of medium / high landscape sensitivity.
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local sports 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. Following the hearing sessions of the Housing Site Allocations DPD, the Inspector has proposed Main Modifications that require development to protect and enhance the special architectural and historic interest of the Speen Conservation Area. Furthermore the Landscape Visual Impact Assessment must consider the heritage setting of the site.
	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. Mitigation measures and development of a previously developed part of the site would ensure no 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?	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 Inspectors proposed modifications require that development will protect and enhance the special architectural and historic interest of the Speen Conservation Area. The Landscape Visual Impact Assessment must also take full	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.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				account of the heritage setting of the site.	
	Will it conserve and enhance the significance of the District's heritage assets?	?	There is potential archaeology on the site and the site is potentially part of the 2 nd battle of Newbury site.	Archaeological survey work would need to be required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is close to the A34 which could cause Air quality issues	Mitigation would be required.	The location of the site adjacent to the A34 could lead to air quality and noise issues on the site. Therefore, there could be a negative impact on social sustainability if appropriate mitigation was not included.
	Will the site be at risk from, or impact on, noise levels?	-	The site is close to the A34 which could cause noise issues.	Mitigation would be required.	
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0?	Unlikely to have an impact on water quality 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.

Site Selection – Sustainability Appraisal / Strategic Environmental 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. 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

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen
Site ID:	NEW042	Site Address:	Land at Bath Road, Speen	Development Potential:	100-4 dwellings (3.45ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to Newbury, close to local services and facilities. There are no significant issues with the site.

Discussion:

Site Description:

The site is located to the north west of Newbury close to the junction with the A34 and A4. The site is close to local services and facilities, including open space and countryside.

Two rights of way pass through the site. These would need to be preserved should the site be developed.

~~The allotments on the site would need to be retained or replaced with equal or better facilities elsewhere on the site should development take place.~~ [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. [A Landscape Visual Impact Assessment for the site will be required for the site and this must take full account of the heritage setting of the site. Development must protect and enhance the special architectural and historic interest of the Speen 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](#)

Site Selection – Site Commentary

~~extraction on the site~~. 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:

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.

Preferred Options consultation key issues:

- General – concern over security and impact on property values.
- Infilling between Speen and the Bypass. Will set a precedent.
- Impact on the character of the area and the impact on Speen.
- Other sites. Other sites are preferable – examples given.
- Ecology. Concern over proximity to ancient woodland and River Lambourn SSSI/SAC.
- Flooding. Concern over impact on local drainage and environmental harm.
- Heritage. Impact on conservation area and Speen Conservation Area.
- Highways and Transport – Concern over access, particularly to the A4 via Station Road. Bus service is not regular enough. Site is too far from the town centre to make walking and cycling attractive.
- Infrastructure – concern over lack of local shops and other amenities. Concern over impact on medical facilities and education. Concern about lack of water supply and impact on sewage connection.
- Allotments – concern over moving the allotments for reasons including impact on community life, quality of proposed replacement allotments, loss of biodiversity, access to water, access to the allotments.
- Landscape – loss of green infrastructure.
- Pollution – poor air quality due to proximity to the A34 and the A4. Noise and light levels will be raised.

Proposed Submission consultation key issues

- General. Development is not ethical. Development does not have any legal right of way.
- Principle of Development – alternative sites should be used. Previous policy not to infill. Height of development, loss of agricultural land. Speen should be treated as a service village. No need for

Site Selection – Site Commentary

- scale of housing in Speen.
- Consultation – lack of communication about next stages.
- Design and density – flats with communal gardens would give most effective use of space.
- Ecology – ecological issues on the site.
- Employment – where are the jobs to support the housing need.
- Flooding – concern regarding loss of natural drainage and underground reservoir on the site.
- Heritage – site has heritage importance due to the 2nd battle of Newbury. Negative impact on conservation area.
- Highways and transport. Traffic impacts, location of accesses and need for road safety measures.
- Infrastructure – water supply and drainage strategy required. Loss of green infrastructure.
- Landscape – impact on Donnington castle and the AONB.
- Personal issues – impact on privacy, stress and quality of life.
- Pollution – water quality concerns.
- SA/SEA – inconsistencies with how the battlefield has been treated. Other concerns about access, contamination and flooding.
- Site promoter – supports the allocation of the site and confirms its availability.

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	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	Neighbouring residential areas suffered some flooding in 2007.
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Access can be obtained via Stoney Lane, but the lane would need to be widened with footways provided to connect the site to existing footways along Stoney Lane. If land can be obtained, a secondary access could also be provided via Wansley Gardens, Laud Close and Fleetwood Close.
	Highway network suitability	U	Site has been considered alongside NEW105. Development of both sites would generate approximately 720 daily vehicle movements, including about 72 during the 08:00 to 09:00 AM peak. The impact would need to be assessed by a Transport Assessment. Traffic would distribute via the B4009 into Newbury via Turnpike Road and from the A4 and Thatcham. The highway network can be congested during peak travel periods especially the B4009.
	Public Transport network	Y	There are a number of public transport options available in Newbury and a number of bus routes

Site Selection – Site Assessment

			pass close to the site. The nearest bus stop to the site is over 700m away.
	Footways/Pavements	U	There are pavements throughout Newbury, although Stoney Lane does not have pavements.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Area of medium landscape sensitivity
	Other	<u>Y</u>	Landscape advice states that mitigation measures are required to retain the vegetation along Stoney Lane (except at the access point), for development to be set back from Stoney Lane and a wide landscape buffer provided, and development set back from the northern boundary with a woodland belt provided
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. Landscape advice states that the following mitigation would be required: <ul style="list-style-type: none"> • Retention of vegetation along Stoney Lane, except at the access point • Development will be set back from Stoney Lane and a wide 	

Site Selection – Sustainability Appraisal / Strategic Environmental 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>landscape buffer provided</p> <ul style="list-style-type: none"> • Development will be set back from the northern boundary and a woodland belt provided. <p>There is also the potential to only develop the southern part of the site.</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	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.
	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		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			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 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	<u>0</u>	Housing development provides additional workforce and customers		

Site Selection – Sustainability Appraisal / Strategic Environmental 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 District's commercial centres?		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.](#)

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. [Landscape advice states that mitigation measures are required to retain the vegetation along Stoney Lane \(except at the access point\), for development to be set back from Stoney Lane and a wide landscape buffer provided, and development set back from the northern boundary with a woodland belt provided.](#)

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

Site Selection – Site Commentary

Environment Agency:

No specific comments made on this site. Site is within SPZ²³.

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 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.

Preferred Options consultation key issues:

- [Principle of development – already high density, urbanisation of rural area, gradient of the site](#)
- [Poor consultation](#)
- [Ecology – impact on wildlife, ancient woodland, TPOs](#)
- [Flood risk to development already to the south – existing flooding issues in the area](#)
- [Highways and Transport – impact on Stoney Lane, Road Safety, poor public transport](#)
- [Infrastructure – lack of services and facilities \(Schools, GPs\),](#)
- [Landscape/setting – impact on character of the area](#)
- [Previous planning application refused](#)
- [SA/SEA not objective](#)
- [Site promoter supports inclusion of site.](#)

Proposed Submission consultation key issues:

Majority as at preferred options. New key issues raised listed below:

- No account taken of number of objections and concerns previously expressed
- Lots of issues downplayed and pushed to be dealt with at planning application stage
- Site is not part of Newbury, visually/logically part of Ashmore Green/Cold Ash
- Not in keeping with surrounding density of development
- Concerns over flood prevention
- Issues concerned with traffic modelling
- No consideration of impact to Upper Stoney Lane
- Loss of open space
- Unlikely secondary access could be provided

For the consultation responses and Council's response please see the Statement of Consultation.

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 Commentary

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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.
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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 (from LSA)	N/A	
SHLAA Assessment	Not currently developable	Y	Flood risk whole of site within FZ3.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N-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 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.

Proposed Submission Consultation key issues:

One response received regarding this site from the site promoter. The following new points were raised:

- Principle of development – site should be allocated for c.50 dwellings.
- Limited erosion of gap.
- SA/SEA – potential negative impacts identified either overstated or capable of being mitigated against.

The Council's responses to the issues raised are included within Appendix KK of 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

Site Selection – Site Commentary

[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>)	∓ 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 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 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
			<p>to the site.</p> <p>Thatcham station is approximately 2.4km from the site.</p> <p>There are a number of opportunities for walking and cycling to local services and facilities.</p>		<p>transport. There is therefore Development of the site could 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?	? -	<p>There is ancient woodland and a Local Wildlife Site adjacent to the site.</p> <p>The north and eastern part of the site is identified as a Biodiversity Opportunity Area.</p>	<p>A 10 metre stand off is required between development and the ancient woodland.</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. An Extended Phase 1 Habitat Survey will be required</p>	<p>The site is open and rural in nature; therefore development could have a negative impact on this element of environmental sustainability. Appropriate mitigation measures could reduce the impact. , without appropriate mitigation and buffers.</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>It is considered the scale of the</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
			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. 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.](#)

[One response received regarding this site from the site promoter. The following new points were raised:](#)

- [Flood detention basin \(as identified in the 2013 Infrastructure Delivery Plan\) could be delivered](#)

Site Selection – Site Commentary

alongside residential development.

- Technical and environmental studies undertaken to support planning application.
- Comprehensive approach to development north of Thatcham supported.
- Policy HSA 5 should be deleted. If not, Harts Hill Farm should be allocated as a reserve site.

The Council's responses to the issues raised are included within Appendix KK of 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 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?	?	<p>Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.</p>	<p><u>Improvements to the highway infrastructure could reduce any potential impact.</u></p>	
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

Proposed Submission Consultation key issues:

One response received regarding this site from the site promoter. The following new points were raised:

- Landscape – disagreement with the 2009 Landscape Sensitivity Study.
- SA/SEA – conclusions disputed.

The Council's responses to the issues raised are included within Appendix KK of 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 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:	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
Site ID:	THA011	Site Address:	Land to the north of Bowling Green Road	Development Potential:	255 dwellings (8.5ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

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 exiting 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.](#)

Proposed Submission Consultation key issues:

[One response received regarding this site from the site promoter. The following new points were raised:](#)

- [Principle of development – development would help to meet needs.](#)
- [Benefits of development – doctors surgery, public open space, flood defence measures, provision of market/affordable housing, financial contributions \(CIL\).](#)
- [Planning application \(ref: 15/01949/OUTMAJ\) demonstrated no adverse impacts.](#)

[The Council's responses to the points raised are included within Appendix KK of 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:	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).
Landscape	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
	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 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 accessible to employment areas. However, it is likely that many 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?	+	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) depending on the outcome of the Phase 1 Habitat Survey. Mitigation measures may be required to reduce the impact.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0 =	The site is 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	

Site Selection – Sustainability Appraisal / Strategic Environmental 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>AONB. The site could be considered further in conjunction with THA011 and THA027, 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>The site is self contained so development would not impact upon the character of the environment</p>	<p>cover and incorporation into an area of GI in the north of the site</p> <ul style="list-style-type: none"> - Reinforcement of existing tree line along Bowling Green Road, eastern and northern boundaries. - GI to break up built form - 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. 	
<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. The site is poorly related to the existing built form, separated by the road and part of THA011 and THA027.</p> <p>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>because this area is outside of the built area of Thatcham.</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 could have an negative 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 (from LSA)	N/A	
SHLAA Assessment	Not currently developable	Y	Poor relationship to Thatcham.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	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>	The impact of development on biodiversity is unknown, <u>is likely to have a negative effect on sustainability, however mitigation measures, such as the inclusion of buffers, will help to reduce any potential impacts.</u>
	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>	Buffers would be required (10m). <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.
<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 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.](#)

Proposed Submission Consultation key issues:

[One response received regarding this site from the site promoter. The following new point was raised:](#)

- [Landscape character.](#)

Site Selection – Site Commentary

[The Council's response to the issue raised is included within Appendix KK of 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. 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:	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 (from LSA)	N/A	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	Under the Core Strategy, Thatcham is due a period of consolidation. Development of this site would be out of keeping with this principle.
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	Two water courses flow through the site as does an overland/ 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 from Core Strategy LSS)	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)	<u>N/A</u> 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 offers access to the countryside		The site's location gives opportunities for walking and cycling and provides access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Kennet leisure centre and 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?	<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 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. Two, recently designated rights of way cross 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	¥ N	Local Wildlife Site is in close proximity – to south east of site
	Nature Reserve	¥ 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.
	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 surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement.
	Incompatible adjacent land uses	U	Site is close to Discovery Centre and sewage treatment works
Heritage	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	
	Scheduled Monument	N	
Utility Services	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	¥ 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. Development will need to connect to the mains sewerage system.
	Groundwater source protection	Y	SPZ3. Historic landfill site adjacent. Investigation

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
	zone (SPZ)	would be required. The Environment Agency has no principle objections to development within SPZs.	
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 policy ies 1 & and 2 of the Replacement LMinerals 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>
	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.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will the site be subject to / at risk from flooding	0 =	<p>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>	<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 habitats and 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.

Development will need to connect to the mains sewerage system.

~~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.

Proposed submission consultation key issues

26 responses were received

Majority as preferred options. New issues raised listed below:

Site Selection – Site Commentary

- Lack of consideration of preferred options comments
- Contrary to Core Strategy

[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 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:	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?	?	<p>Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.</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 identified issues on the site. Potential for bats.</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 in addition to a bat survey</p>	<p>Development of the site is unlikely to an impact on any elements of sustainability. There is potential for <u>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>.</p>
	Will it conserve and enhance the local	0 =	<p>The site is fairly well contained by mature trees and planting so the</p>	<p><u>The LCA (2015) outlined that the following requirements</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
	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 <i>(1.36ha at 30dph)</i>
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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 negative 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
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Site ID:	THA028	Site Address:	Land north of Floral Way and East of Harts Hill Road, Thatcham	Development Potential:	103-90 dwellings (3ha 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 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 side of Floral Way. General feeling that this site could be more acceptable than THA007 or THA008 as there is already development on the other side of Harts Hill Road.

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.

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 boundary (Poplars Farmhouse) which is part of an historic farmstead . A heritage impact assessment will be required to assess the impact of development upon the Grade II Listed farmhouse and its setting and to inform development on the site . Development must conserve and enhance the farmhouse and its setting .
	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 <u>Y</u>	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 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: • 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 • 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, heritage impact 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?	2 =	The site is within an area of high historic landscape sensitivity. With Poplar Farmhouse is a Grade II listed building on the site boundary 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. this assessment must also assess the impact of development upon the Grade II Listed farmhouse and its setting, and inform development on the site. Development must conserve and enhance the farmhouse and its setting.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve	Will the site be at risk from,	0	Unlikely to have an impact		Development of the site is

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
air, water and soil quality, and minimise noise levels throughout West Berkshire	or impact on, air quality?				unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0 ?	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 of land use	Will it maximise the use of previously developed land and buildings?	-	A very small part of the site is PDL - the site is predominantly 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 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>

Site Selection – Sustainability Appraisal / Strategic Environmental 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.		
	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. 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](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

[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 boundary and is part of a historic farmstead. A heritage impact assessment would be required to assess the impact of development upon the Grade II Listed farmhouse and its setting and to inform development on the site. Development must conserve and enhance the farmhouse and its setting.](#)

Education:

Local primary school provision is at capacity. No comments made regarding secondary school provision.

Environmental Health:

No know air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

~~No specific comments made on this site.~~ The site is within SPZ3. [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.](#)

Site Selection – Site Commentary

Parish Council:

The parish council noted that there is a listed building on the site as well as the site being at risk from flooding. These factors could limit development potential. [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 Submission Consultation – key issues

Site Selection – Site Commentary

4 responses were received for the site. The main issues raised were regarding:

- Principle of development
- Landscape/setting/character
- Flooding and flood risk
- Highways and transport
- Heritage
- Infrastructure

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.

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:	<p>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.</p> <p>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.</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. Currently residential garden
	Racehorse Industry	N	
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	U/Y	Some evidence that surface water does flow from the site
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	U	No comments made on this site.
	Public Transport network	Y/U	2 hourly service between Newbury and Tilehurst
	Footways/Pavements	U	Narrow pavements are present on Cold Ash Hill
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Not assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space	Y	Site is close to recreation ground
	Rights of Way	A	Along southern boundary
	Play areas	Y	Site is close to recreation ground which includes

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 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	<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

Proposed Submission Consultation – key issues

No responses were received for the site.

For 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:	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 (from LSA)	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:	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

SA/SEA Appendix 9B

Eastern Area - Site Assessments (including Proposed Main Modifications)

Eastern Urban Area Theale

Eastern Urban Area Site Assessments

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.](#)

Site Selection – Site Commentary

Proposed Submission consultation key issues:

Majority as at preferred options. New key issues raised listed below:

- [Tilehurst Neighbourhood Plan should allocate sites in this area – list of suggested sites submitted](#)
- [Council ignored significant level of objection](#)
- [Density/design out of keeping with surrounding area](#)
- [Lack of local employment opportunities](#)

[For the consultation responses and Council's response please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral impact on sustainability. There would be no significant, positive or negative, impacts from development on this site. The site scores predominantly natural, with positive scores in relation to sustainable transport, walking and cycling options as well as opportunities for active, healthy lifestyles and lack of flood risk. The site is in the AONB, therefore there is potential, without mitigation, for the site to have a significantly negative impact on the character of the landscape. The Landscape Assessment indicates that development would be appropriate on part of the site, and sets out the mitigation measures that would be required to reduce the impact of development on the environment. 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.](#)

[A planning application for the site was submitted in May 2016 for 66 dwellings \(16/01223/OUTMAJ\). The site was granted conditional planning permission in August 2016, subject to completion of a legal agreement.](#)

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:	50 100 150-200 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 (<i>from LSA</i>)	N	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent	Comments
Land use	Previously Developed Land	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. The design and layout of the scheme will be based upon good acoustic design, to ensure a good standard of amenity for the occupants
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

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent	Comments
			the area, with a bus interchange a short distance from the site.
	Footways/Pavements	Y	There are pavements throughout the urban area,
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	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 root 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	Thames Water have concern regarding water supply capability
	Wastewater	Y	Thames Water 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	List of neighbouring sites: 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:	50400	150-200 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. Retention of a wide area of open space to the west of the site would help to reduce the impact on biodiversity	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. Retention of a wide area of open space to the west of the site would help to reduce the impact of air quality.	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. Retention of a wide 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
				<u>open space to the west of the site would help to reduce the impact of noise as would the design and layout of the scheme being based upon good acoustic design to ensure a good standard of amenity for the occupants.</u>	
	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?	-	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	Flooding can have a negative impact on all elements of sustainability, although there is no evidence of flooding on the site, so development on the site would be unlikely to have an impact on sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				<p>suitable sites within Flood Zone 1.</p> <p>A FRA would be required and appropriate mitigation, including SUDs included in any development.</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>	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.</p>		

Summary

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.](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Following a question from the Inspector during the examination hearings, the developable area of the site has been extended. The site has been reassessed and there is no change in the SA/SEA outcome as a result of this amendment to the developable area.

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:	400 150-200 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.](#)

[Following a question from the Inspector during the hearing sessions the developable area of the site has been reconsidered and now gives the site a developable potential of between 150 – 200 dwellings.](#)

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.

Site Selection – Site Commentary

The Highways Agency has plans for a Smart Motorway Scheme on the M4 from Junction 12 to 3, which could have an impact on the deliverability of the whole of this site.

Ecology:

The site is currently in environmental stewardship with tree planning and bat roost creation taking place and in a Biodiversity Opportunity Area. Water Voles are also present on the site. [Retention of a large area of open space to the west of the site will help to minimise the impact on biodiversity.](#)

~~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. [The design and layout of the scheme will be based upon good acoustic design, to ensure a good standard of amenity for the occupants.](#)

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.

Site Selection – Site Commentary

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:

- 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.

Proposed Submission consultation key issues:

Majority as at preferred options. New key issues raised listed below:

- Use of site for materials/machinery store during road works
- Site in environmental stewardship (used for coppice for biomass fuel)
- Lack of consideration of impact on setting of the AONB

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. The design and layout of the scheme will be based upon good acoustic design, to ensure a good standard of amenity for the occupants. 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.

Following a question from the Inspector during the examination hearings the developable area of the site has been extended. The site has been reassessed and there is no change in the SA/SEA outcome as a result of this alteration to the developable area.

~~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. The design and layout of the scheme will be based upon good acoustic design, to ensure a good standard of amenity for the occupants
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

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
	Other		
Green Infrastructure	Open Space / Playing field / amenity space nearby	Y	Site is close to local sports facilities and 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	
	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	Thames Water 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. The design and layout of the scheme will be based upon good acoustic design to ensure a good standard of amenity for the occupants.	
	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: - 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 buildings?				environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	- / 0	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>		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

There is potential for significant negative impacts of air quality and noise due to proximity to the A4 but with appropriate mitigation measures and design this impact should be mitigated against. A small part of the site is within an area at risk from surface water flooding, with the appropriate Flood Risk Assessment and mitigation measures (inc. SUDs) there should not be an impact on sustainability. There are a number of positive impacts in relation to sustainable transport and access to local services and facilities. This easy access should reduce the need for private car travel, reducing the impact on environmental sustainability. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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) 35 dwellings

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. [The design and layout of the scheme](#)

Site Selection – Site Commentary

will be based upon good acoustic design to ensure a good standard of amenity for the occupants.

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

Proposed Submission consultation key issues:

Majority as at preferred options. New key issues raised listed below:

- Site in environmental stewardship (used for coppice for biomass fuel)
- Lack of consideration of impact on setting of the AONB

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

Site Selection – Site Commentary

towards economic development in the 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):

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:	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. The site will be accessed from either Clements Mead or Sulham Hill, with the final access being determined by a Landscape Visual Impact Assessment in order to preserve the semi-rural character of Sulham Hill.
	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 /	Y	The site is adjacent to local amenity space.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Amenity space nearby		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 / Geological	Protected species	N	
	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 – Site Commentary

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
Site ID:	EUA031	Site Address:	Land to the east of Sulham Hill	Development Potential:	35-29 dwellings (0.96ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing residential development, and local service and facilities and is not at risk from flooding. There are no significant issues on the site.

[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. Landscape advice indicates that access could come from either Clements Mead or Sulham Hill, with the final access being determined by the Landscape Visual Impact Assessment 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.

Site Selection – Site Commentary

No known waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

25% of the site is in SPZ3.

Thames Water:

No water supply infrastructure issues envisaged.

No wastewater infrastructure issues envisaged

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](#)

[For the consultation responses and Council's response please see the Statement of Consultation.](#)

Proposed Submission consultation key issues:

Majority as at preferred options. New key issues raised listed below:

- [Covenant on the site](#)
- [Council ignored significant level of objection](#)
- [Tilehurst Neighbourhood Plan should allocate sites in this area – list of suggested sites submitted](#)
- [Access – preferred form Sulham Hill, rather than from Clements Mead as suggested by policy](#)

[For the consultation responses and Council's response please see the Statement of 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 \(1.4ha at 30 – 40dph\).](#)

[A planning application for the site was submitted in April 2016 for 39 dwellings \(16/01034/OUTMAJ\). The site was granted conditional planning permission in August 2016, subject to completion of a legal agreement by November 2016.](#)

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) 57 dwellings (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)
--

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	<p>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.</p> <p>Contamination of the site would have a negative impact without appropriate mitigation, although cleaning of the site would have a positive impact on sustainability.</p>
	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	
	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) <u>57 dwellings (1.9ha at 30dph)</u>

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

Proposed Submission consultation key issues:

- [Support for rejection of site](#)
- [Site promoter rebuttal to rejection 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 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>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/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.
	Footways/Pavements	Y	There are pavements throughout the village
Landscape	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
	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 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 site 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
Site ID:	THE002	Site Address:	Whitehart Meadow, Theale	Development Potential:	224 dwellings (5.6ha at 40dph)

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.](#)

Proposed Submission consultation key issues:

- [Site promoter rebuttal to rejection 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 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):

Site Selection – Site Commentary

~~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)			Planning permission granted, on appeal, for 7 dwellings on the eastern part of the site (February 2016) (14/02195/OUTD). Potential to impact on access to the site.

Site Selection – Site Commentary

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
Site ID:	THE003	Site Address:	North Lakeside, The Green, Theale	Development Potential:	42 15 dwellings (1.4ha at 30dph)

Recommendation:

The site is [no longer](#) 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.](#)

[Planning permission has been granted for development on part of the site, within the proposed landscape buffer. There is concern regarding the deliverability of the site and therefore, it is no longer proposed for allocation.](#)

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.

Site Selection – Site Commentary

Minerals and Waste:

The site is underlain by gravel deposits with a previous history of extraction. Consideration of policy 1 & 2 of the RMLP would be required.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

The site is within FZ1 and SPZ3. There is an ordinary watercourse within the site, a major aquifer and a high risk of groundwater contamination.

[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.](#)

Proposed Submission consultation key issues:

Majority as at preferred options. New key issues raised listed below:

- [Confusion regarding north/south lakeside](#)
- [Support reduction in number of dwellings](#)

[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.](#)

Site Selection – Site Commentary

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.

[Planning permission granted on appeal for 7 dwellings on eastern part of the site in February 2016 \(14/02195/OUTD\). This has potential to impact on landscaping/open space requirements and access to the rest of the site.](#)

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 (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		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. 90% of the site is within FZ2 and 10% of the site is in FZ1. 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. A sequential test would need to be carried out if the site were to be allocated.	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?	<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		

Site Selection – Sustainability Appraisal / Strategic Environmental 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
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Site ID:	THE005	Site Address:	Land at Junction 12 (M4), Theale	Development Potential:	154 dwellings (3.86ha at 40dph)
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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.](#)

[Proposed Submission consultation key issues:](#)

- [Support for rejection of site](#)
- [Site promoter rebuttal to rejection 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 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

Site Selection – Site Commentary

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.](#)

[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:	Burghfield
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Site ID:	THE007	Site Address:	Land at Theale Boating Lake, Station Road, Theale
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Development Potential:	435 dwellings (14.2ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Not Currently Developable in the SHLAA
- Relationship to settlement (distance from settlement boundary)
- Flood risk (Part of the site is in FZ3, FZ2 and in area of surface water flood risk). Areas surrounding the site flooded significantly during Jan/Feb 2014).

Site Assessment

Parish Council consultation response:	General agreement with the SHLAA assessment of the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	Part of the site is in FZ3
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	Y	Poorly related to Theale.
Land Use	Protected Employment Area	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	
Within settlement boundary		N	Site is not adjacent to the settlement boundary

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE009	Site Address:	Field between A340 and The Green
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Development Potential:	125 70 100 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 <u>only the eastern part of the site would be suitable for development, with a wide landscape buffer to the west adjacent to the A340.</u>
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

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
		account the consented Lakeside south residential development to the south. The above estimated figures were based on the whole site being developed a Reduced site area would reduce the traffic impact from the site. 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 (from Core Strategy LSS)	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 (eg. BOA)		
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 north west corner of 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	List of neighbouring sites: 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 70 100 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 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		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 the eastern part of the site would be suitable for development, with a wide landscape buffer to the west adjacent to the A340.	<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 Green Infrastructure 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		

Site Selection – Sustainability Appraisal / Strategic Environmental 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	The site is unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	?	The site lies at the A4/A340 roundabout. The A340 runs along the south eastern western 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 A340 runs along the south eastern western 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 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

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.](#)

[The developable area of the site was revised following the examination as a result of a question from the Inspector and further landscape work. The site has been reassessed and there is no change in the SA/SEA outcome as a result of this change in developable area.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
Site ID:	THE009	Site Address:	Field between A340 and The Green	Development Potential:	125 70 100 dwellings (4.17ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is close to local services and facilities in Theale. There are no significant issues on the site that could not be overcome.

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, with a wide landscape buffer to the A340. As a result the development potential on the site has been reduced.

Following a question from the examiner during the hearing sessions the developable area of the site has been redrawn following further landscape advice, this now gives the site a development potential of approximately 100 dwellings.

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.

Further landscape work carried out following the examination has indicated that a slight, further increase, in the developable area of the site would be acceptable without a negative impact on the landscape character of the area.

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 site is being actively sought for a new primary school has been found and permission granted 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.

Site Selection – Site Commentary

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.

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.](#)

Proposed Submission consultation key issues:

[Majority as at preferred options. New key issues raised listed below:](#)

- [Site Parish Council's preferred site for new primary school](#)
- [Period of consolidation has not taken place](#)
- [Comments from site promoter regarding area proposed for development](#)

[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

Site Selection – Site Commentary

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.](#)

[The developable area of the site was revised following the examination as a result of a question from the Inspector and further landscape work. The site has been reassessed and there is no change in the SA/SEA outcome as a result of this change in developable area.](#)

Proposed development (from SHLAA submission):

No specific proposals for this site have been submitted.

SA/SEA Appendix 9C

East Kennet Valley - Site Assessments (including Proposed Main Modifications)

Burghfield Common
Aldermaston
Woolhampton

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 (from LSA)	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

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:

- Greenfield
- AWE middle consultation zone
- Oil pipeline runs through the site

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 ton 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~~water supply capability. Current ~~waste~~water supply network in this area is unlikely to be able to support the demand from this site. ~~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:	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 underlain with gravel deposits. Consideration of policies 1 & 2 of the RMLP required.
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: 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	<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>		

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 (from LSA)	N	
SHLAA Assessment	Not Currently developable	Y	The site is wholly within flood zone 3.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of the settlement within the settlement hierarchy	N	
Within settlement boundary		N	The site is adjacent to the settlement boundary.

* Any Yes response will rule the site out

Site Selection – Site Assessment

Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL005	Site Address:	Land adjacent to Victoria Park, Bath Road
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Development Potential:	11 dwellings (0.36ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Not adjacent to the settlement boundary
- FZ2 and FZ3
- Surface water flood risk
- AWE middle consultation zone

Site Assessment

Parish Council consultation response:	No Comment
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	South west corner of the site is in FZ3.
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within the settlement boundary		N	Site is not adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / 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 (from Core Strategy LSS)	Not assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental / 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 <i>(0.36ha at 30dph)</i>
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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 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, [with the remainder of the site to be retained as open space](#). [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.](#)

Proposed Submission Consultation key issues:

Three responses were received regarding this site. The following new points have been raised:

- [General – acceptable/sustainable site excluded so DPD not positively prepared.](#)
- [Principle of development – designation of site will set precedent for further development, allocation of site does not meet settlement boundary review criteria, Core Strategy housing requirement a minimum.](#)

Site Selection – Site Commentary

- [Highways and transport – WOOL001 will take access onto New Hill and not directly onto the A4.](#)
- [Infrastructure – no concerns regarding water supply.](#)
- [SA/SEA – the site would have a neutral impact on SA objective 5 \(conserving and enhancing the landscape\).](#)

[The Council's responses to the issues raised are included within Appendix JJ of 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 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.](#)

SA/SEA Appendix 9D

North Wessex Downs AONB - Site Assessments (including Proposed Main Modifications)

Hungerford
Lambourn
Pangbourne
Bradfield Southend
Chieveley
Compton
Great Shefford
Hermitage
Kintbury

Hungerford Site Assessments

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.](#)

[While there are no significant constraints on the site, an alternative site is considered more in keeping with the role and function of Hungerford as the largest a rural service centre in the AONB and it is not considered appropriate to allocate both sites due to the cap on development in the AONB set out in the Core Strategy.](#)

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

Site Selection – Site Commentary

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.

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.](#)

Proposed Submission consultation key issues:

- [Site supported by Hungerford Town Council](#)
- [site promoter rebuttal to rejection of the site](#)

[For the consultation responses and Council’s response please see 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](#)

Site Selection – Site Commentary

economic development in the 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 HUN008 due to the presence of the river and questions over viability and land ownership.

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 slightly 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

Proposed Submission consultation key issues:

Majority as at preferred options. New key issues raised listed below:

- [Hungerford Town Council's view have been ignored – alternative sites suggested](#)
- [Support and objection to allocation of the site](#)
- [Impact on provision of allotments](#)
- [Pollution](#)
- [Inaccurate information in SA/SEA](#)

[For the consultation responses and Council's response please see the Statement of Consultation.](#)

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.

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 (from LSA)	N	Landscape assessment indicates development on this site would be acceptable.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield Land
	Racehorse Industry	Y	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 (from Core Strategy LSS)	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	<i>List of neighbouring sites:</i> 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

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling.		The site is close to local services and facilities, including a local leisure centre and playing field 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.		<p>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.</p>
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	<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>Without mitigation measures as set out in the Landscape Sensitivity Assessment there would be potential for a negative impact on environmental sustainability.</p>
	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 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.</p>	<p>Landscape assessment - The LSA indicates the following protection and enhancement would be required:</p> <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	-	Part of the site is within a groundwater emergence zone and within a critical drainage area. Anecdotal evidence of flooding during Jan/Feb 2014.	An 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.
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 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 ~~receive~~ [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.](#)

Proposed Submission Consultation – key issues

[No responses were received for the site.](#)

[For the consultation responses and the 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](#)

Site Selection – Site Commentary

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 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	Adverse impact on the character of AONB (from LSA)	N	Landscape Assessment indicates development on this site would be acceptable.
	SHLAA Assessment	Not Currently developable	Y
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation 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
Site ID:	LAM004	Site Address:	Land off Bockhampton Road, Lambourn		
Development Potential:	14 dwellings (0.7ha at 20dph)	SHLAA Assessment:	Not Currently Developable		

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	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 the settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Not adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	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:

- 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.

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	Thames Water 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 Development will need to connect to the mains sewerage system.
	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.</u> 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?	-	<p>The site is adjacent to the River Lambourn, <u>which is a</u> SSSI and SAC, <u>and</u></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
	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.	SSSI/SAC 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 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 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 2.8ha at 20dph)

Recommendation:

Site is recommended for allocation ~~(excluding the area of the site at risk from flooding).~~

Justification:

The site is well related to existing services and facilities within Lambourn.

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 **habitats and 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 [Lynch Lane](#), [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. In addition, the Team has now also considered the acceptability of a secondary access from the Upper Lambourn Road. Its original comments made in June 2014 did not envisage any new accesses onto the B4000, but rather a continuation of existing street patterns from the south of the site. This is in line with the aims of Manual for Streets to allow linkages and integration with existing residential areas and in this case also the centre of Lambourn. It is imperative that such linkages are provided to encourage sustainable travel. Manual for Streets also aims for pedestrian and cycle linkages within streets and movement hierarchy, rather than separate routes whenever possible.~~

~~There is concern that providing a main or single access onto the B4000 would face the development outward from Lambourn and would reduce the integration described above. If such an access were the main or only access to the site it would therefore be opposed. There are other vehicular access(es) of equal or greater standing at least either onto Lynch Place, The Park and possibly Essex Street which are considered to be as safe or safer than any new access onto the B4000.~~

~~The Highways Team has 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. Therefore if a secondary access were to be provided onto the Upper Lambourn Road the Highways Team would not oppose it in principle on highway safety grounds, subject to it being provided as a roundabout with splitter islands to reduce traffic speeds and provide the opportunities for pedestrians and horses to cross. The Team has expressed doubts as to whether such an access would be acceptable in planning and landscaping terms however.~~

~~Whilst the provision of a secondary access to the site from the Upper Lambourn Road may be acceptable in principle in highway terms, in order for it to be acceptable to the Council, it would be essential that it was designed to be in keeping with the character and appearance of the AONB in this location and conserved and enhanced the existing rural entrance to Lambourn. The Council's landscape consultant has advised that the existing woodland and roadside tree cover would need to be retained in any proposal and that an over engineered suburbanizing solution (as currently submitted by the site promoter) would not be acceptable. Proposals similar to the existing low key equestrian access routes would be regarded as being in keeping with the value, character and appearance of the area. An access located here would need to be designed to follow the edge of the woodland and be rural in character with a simple hard landscape treatment and soft, very informal outer edge through gaps of planting. The consultant concludes that any new road should not increase the visual impact of the housing on HSA20 and that the provision of an access to the west of the existing tree belt along the western boundary of the site would only be on the basis that no further housing development would be acceptable beyond the boundary of HSA20. Further expansion to the west would have an unacceptable adverse impact on the AONB and its special qualities.~~

~~Following the examination hearing sessions in July 2016 the site promoter confirmed that a secondary access to the site may only need to be required if the Inspector concluded the site should accommodate significantly more than the 'approximately 60 dwellings' referred to in policy HSA20. In response to the Inspector's query as to whether or not a single access would be acceptable in terms of permeability, the Council's Highways Development Control Team Leader stated at the hearing session that a single access point to the site from Lynch Lane would be acceptable in highway terms. After the hearing sessions he subsequently confirmed that the sight lines at Lynch Lane are adequate and a single access point to the site from this location would be acceptable for a development of approximately 60 dwellings. Although there are not footways along all of Big Lane, pedestrian access from the site to the village centre can be achieved through Atherton Place.~~

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. To enhance permeability through the site pedestrian](#)

Site Selection – Site Commentary

and cycle links will need to be provided to enable connection with existing housing and the land to the north west of the site.

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.

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. The site drains to East Shefford STW and an impact study is likely to be required to determine capacity. Development will need to connect to the main sewerage system.

Site Selection – Site Commentary

[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 [Parish 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.](#)

Proposed Submission Consultation – key issues

[10 responses were received for the site. The main issues raised were regarding:](#)

- [Principle of development](#)
- [Design and density](#)
- [Ecology](#)
- [Racehorse industry](#)
- [Heritage](#)
- [Highways and transport](#)
- [Infrastructure](#)

[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 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 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](#)

Site Selection – Site Commentary

[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.](#)

[The site promoter responded to the Proposed Submission consultation noting that the proposed supplementary entrance points \(The Park/Essex Place\) are out of the landowner's control. Instead, the site promoter proposes a secondary access from the west on land which is in landowner's control and which has been subject to a preliminary transport assessment. The site promoter suggests that in addition to providing a second and safe means of access a new junction in this location would act as traffic calming on this part of the Upper Lambourn Road and could incorporate a 'Pegasus' type crossing for horses \(illustrative site layout plan submitted\).](#)

[Following the examination hearing sessions in July 2016 the site promoter confirmed that a secondary access to the site may only need to be required if the Inspector concluded the site should accommodate significantly more than the 'approximately 60 dwellings' referred to in policy HSA20.](#)

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	
		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.</u> 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?	?	There are TPOs on the site. P <u>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
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)

Recommendation:

The site is not recommended for allocation at this time. It should be considered as part of the new Local Plan

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 currently 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 in order to continue the pattern of sequential small developments in the village.

At the Proposed Submission consultation stage the site promoter provided additional evidence to show that there may still be the potential for the site to be taken forward in the future. Therefore although the Council has concerns about the immediate deliverability of the site as part of the HSA DPD, it is proposed to consider the site further as part of the new Local Plan.

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

Site Selection – Site Commentary

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 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~~water ~~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

Site Selection – Site Commentary

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](#)
- [Landscape and setting](#)
- [Flooding](#)
- [Pollution](#)
- [Archaeology](#)
- [Ecology](#)

[For the consultation responses and Council's response, please see the Statement of Consultation.](#)

Proposed Submission Consultation – key issues

[One response was received from the site promoter outlining why the site should be allocated.](#)

[For all the consultation responses and the 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:	<ul style="list-style-type: none"> — 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
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Site Assessment

Parish Council consultation response:	<p>Access and impact on the landscape are the key concerns with this site. Access from Hungerford Hill is considered to be dangerous and the other access from Greenways is difficult as it is a very narrow point by the school. Access could be possible if land purchased off Greenways.</p> <p>The site slopes so there would be visual impact at the entrance to the village. It would be difficult to screen any development meaning the character of the village would be affected.</p> <p>There are drainage issues on the site, which could be made worse by development.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	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)	<u>N</u>	
Relationship to surrounding area	Relationship to settlement	<u>U N</u>	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	<u>N</u>	
Relationship to / in combination effects of other sites	List of neighbouring sites: 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.		<p>Assessment to ensure there will be no negative impacts on the District's heritage assets.</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?	?	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.		
	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. 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~~ [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.](#)

Proposed Submission Consultation – key issues

[No responses were received for the site.](#)

[For the consultation responses and the 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~~

Site Selection – Site Commentary

~~have a negative impact on all elements of sustainability unless improvements are made to the highway network. This does also limit opportunity for encouraging walking and cycling, which could reduce the sustainability of the site. While the site itself is not at risk from flooding, flood risk within the village is an issue and development here would need to have appropriate SUDs to ensure that development did not lead to worsening flooding elsewhere, as this would have a negative impact on sustainability.~~

Proposed development (from SHLAA submission):

The site is proposed for 45 dwellings.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	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
	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
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	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><u>Overall it is unlikely that development of this site would have an impact on any element of sustainability</u> 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 <u>– along part of the south eastern boundary</u>	Design to protect the trees would be required.	There is potential for development on the site to have a negative impact on environmental sustainability <u>given the site's location within the AONB.</u>
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	<p>The site is within the AONB.</p> <p><u>A Landscape Sensitivity Assessment (LSA) work</u> has not been carried out on the site.</p>		<p>Landscape work has not been carried out on the site. <u>Any mitigation measures which may arise as a result of an assessment could reduce the negative effects on sustainability</u>as 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 <u>on the character of the built environment – the site is adjacent to the existing settlement boundary</u>	<u>Sensitive design required given the site is adjacent to a conservation area.</u>	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
Site ID:	LAM013	Site Address:	Windsor House Paddocks, Lambourn	Development Potential:	42 dwellings (2.1ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

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.](#)

Proposed Submission Consultation – key issues

[No responses were received for 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 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.

Site Selection – Site Commentary

[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 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. Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented to ensure any protected habitats and species are not adversely affected.
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 Y</u>	Thames Water have not been consulted on this site specifically. Thames Water has no concerns Infiltration of groundwater into the network is an issue in Lambourn
	Wastewater	<u>U Y</u>	Thames Water have not been consulted on this site specifically. Thames Water has no concerns Impact study likely to be required to determine capacity at East Shefford STW Infiltration of groundwater into the network is an issue in Lambourn Development will need to connect to the main sewerage system
	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>		<p>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. Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented to ensure any protected habitats and species are not adversely affected.</p>	<p>as set out in the Landscape Sensitivity Assessment there would be potential for a negative impact on environmental sustainability.</p>
	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 	

Site Selection – Sustainability Appraisal / Strategic Environmental 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 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>	The site is adjacent to the existing settlement, and 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 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.
	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

Site Selection – Sustainability Appraisal / Strategic Environmental 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 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.
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 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.](#)

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

[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](#)

Scale: [AONB - Lambourn](#)

Duration: [Permanent](#)

Timing: [Short to Long term](#)

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
Site ID:	LAM015	Site Address:	Land adjacent to Newbury Road, Lambourn	Development Potential:	Approximately 5 dwellings

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. Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented to ensure any protected habitats and species are not adversely affected.](#)

Archaeology:

[No known issues. Further investigation would be required as part of any planning application, in the form of](#)

Site Selection – Site Commentary

[a geophysical survey followed by trial trenching.](#)

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~~ made any comments 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~~ no water supply or waste water concerns.](#)

[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.](#)

[Development will need to connect to the main sewerage system.](#)

Parish Council:

[The Parish Council ~~have not been consulted on this site as it was submitted after the Preferred Options consultation~~ has not made any comments on this site](#)

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.](#)

Proposed Submission Consultation – key issues

[5 responses were received for the site. The main issues raised were regarding:](#)

- [Principle of development](#)
- [Ecology](#)
- [Landscape/setting/character](#)
- [Heritage](#)
- [Infrastructure](#)

[For the consultation responses and the 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 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](#)

Site Selection – Site Commentary

[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~~highway 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 Zone 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 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.

Further correspondence from the company (in a letter dated 16 January 2016) noted that they had objected to the proposed housing sites in their comments on the proposed submission consultation. They went on to clarify that whilst they did not object to the housing sites in principle or the soundness of the DPD, they wanted to raise specific concerns regarding some of the sites in relation to water and sewerage infrastructure. They did however note that the specific concerns regarding some of the sites would be covered by the requirements of the General Sites Policy (GS1). This policy requires the provision of an

Site Selection – Site Commentary

integrated water supply and drainage strategy in advance of development. Development will need to be occupied in line with this strategy.

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 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.

Proposed Submission consultation key issues:

- DPD not legally compliant.
- General – issues should be dealt with before planning application stage. Other issues as at preferred options.
- Principle of development – risk of over-development, viable agricultural land. Other issues as at preferred options.
- Coalescence of settlements (as at preferred options).
- Consultation – issues raised at preferred options ignore, little consideration of views of community.
- Crime and security – anti-social behaviour.
- Ecology and trees – loss of trees/impact on rural character. Other issues as at preferred options.
- Flood risk (as at preferred options).
- Heritage (as at preferred options).
- Highways and transport – loss of bus service, construction traffic, road safety. Other issues as at preferred options.
- Infrastructure – improvements required before development, wastewater concerns. Other issues as at preferred options.
- Landscape – objection from AONB unit. Other issues as at preferred options.
- Personal issues – AONB a green lung. Other issues as at preferred options).
- Pollution – light pollution. Other issues as at preferred options.
- Settlement boundaries – process/further consultation not mentioned.
- SA/SEA and process of site selection (as as preferred options).

The key issues raised and the Council's response to these, please see the Statement of Consultation.

Site Selection – Site Commentary

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 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 D 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.](#)

[At proposed submission, the site promoter supported the allocation of the site but has suggested amendments to both policy HSA22 and the inset map – exclusion of the electricity sub-station from the site boundary \(due to it being operational and in a different land ownership\) with a revised developable area in policy HSA22, re-location of the access point to the west of the sub-station, inclusion of an access road on the inset map, amendment to the site boundary to the north of the sub-station to allow for the access road, an extension of the tree and hedge planting buffer westwards, removal of the parameter in policy HSA22](#)

Site Selection – Site Commentary

that reads: 'a layout that works with the grain of the topography and be restricted to the lower slopes below the 75m AOD contour, or 70m AOD where the site is more visually exposed'.

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.

Hybrid planning permission (part outline/part full) (ref: 15/03320/OUTMAJ) was granted permission on 22 February 2016 for 35 dwellings and combined public amenity space / play area with all matters reserved; and (2) 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.

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 in case ~~should the planning application is not be implemented.~~ The developable area is based upon the recommendations of the Landscape Sensitivity Study. ~~It is proposed to indicate on the inset map that the sub-station is not available for development.~~ The inset map shows the substation is excluded from the site and shows access coming from the west of the substation through the landscape buffer. An access road is considered acceptable in landscape terms, but not for additional development.

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 (from LSA)	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 (from LSA)	N/A	Site not assessed as automatically excluded on other grounds
SHLAA Assessment	Not C currently 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 Shooters Hill , Pangbourne
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Development Potential:	4 dwellings (0.21ha at 20dph)	SHLAA Assessment:	Not C 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 C 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:	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 (from LSA)	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:	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	
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
Highways / Transport	Contaminated Land	N	
	Other	N	
	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 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</p> <p>The Landscape Capacity Assessment (2014) concluded that development on part of the site could be accommodated subject to the adjacent site BRS004 being developed.</p> <p>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 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 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, t~~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:	Approximately 10-12 dwellings (0.58ha at 20dph)	SHLAA Assessment:	Potentially Developable
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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. – 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 has raised significant concerns regarding water supply capability – integrated strategy for water and wastewater would be required at the planning application stage.
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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 the site. 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 /	Air Quality	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
pollution	Contaminated Land	N	
	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. Arboricultural survey would be required
	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	Based on the information available to date, Thames Water has significant concern regarding water supply capability, in particular water resource capability. do not envisage infrastructure concerns regarding Water Supply capability in relation to this site. 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	On the information available to date, Thames Water do not envisage any infrastructure concerns. Based on the housing numbers provided it is anticipated that Reading Sewage Treatment Works will be able to accommodate planned growth in the catchment for the next ten years. An increase in growth levels would require the capacity to be reassessed.
	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>	

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
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	N	No known waste issues.
Relationship to / in combination effects of other sites	<p>List of neighbouring sites: BRS001, BRS002, BRS003, BRS004</p>	<p>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, development of all the sites shortlisted for allocation proposed would not be in keeping with 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:	Approximately 10-12 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?	+	<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>
	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		Therefore, in terms of environmental and social sustainability, development of the site would have a positive 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	<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?	P-	<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>Bus services are limited although it is possible that development could result in an increased bus service.</p>	Due to the location of Bradfield Southend and limited range of facilities/services there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.
	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>The site has Tree Preservation Orders (TPO) on trees within its boundary and sits within a Biodiversity Opportunity Area (BOA).</p>	<p>The majority of TPOS on the site fall outside of the developable area. Arboricultural survey would be required to ensure no negative impact on protected trees</p> <p>An Extended Phase 1 Habitat Survey would be required together with further detailed</p>	<p>Policy CS17 of the Core Strategy requires that enhancements to biodiversity are made on sites within BOAs.</p> <p>Development could have a potential negative impact upon the landscape, however mitigation 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
			-	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>enhancement measures would minimise the effect.</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 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>A The LCA Landscape Capacity Assessment advises of has identified 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>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>
6. To ensure that the 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 2	<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 whole site was developed alongside sites BRS003</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>Through careful design, development should conserve</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>

Site Selection – Sustainability Appraisal / Strategic Environmental 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 BRS005, the linear settlement pattern would be eroded.	and enhance the built environment of the surrounding area. 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	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.

Site Selection – Sustainability Appraisal / Strategic Environmental 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			-		development could have a negative impact on 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~~ the site's location ~~sits~~ 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
Site ID:	BRS004	Site Address:	Land off Stretton Close, Bradfield Southend	Development Potential:	<u>Approximately 10</u> 42 dwellings (0.58ha at 20dph)

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.

Site Selection – Site Commentary

~~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.~~ [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 a number of protected trees on the site. An arboricultural survey will be required to ensure no negative impacts on trees.](#)

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.](#)

Site Selection – Site Commentary

~~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~~.

~~No further comments made at preferred options or proposed submission.~~

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.

Proposed Submission consultation key issues:

- DPD not legally compliant.
- Site unsuitable for affordable housing – lack of facilities/services.
- Consultation – little consideration of views to date, timing (as at preferred options).
- Design and density – constraints should be taken into account prior to planning application stage.
- Ecology – phase 1 habitat survey should have been carried out prior to site selection.
- Employment – what are local needs?
- Flood risk – FRA should have been carried out prior to site selection, evidence of standing water.
- Highways and transport – limited bus service which will not be enhanced by development, poor sight lines (as at preferred options, impact on rural road network, no assessment within Transport Assessment.
- Infrastructure – no GP surgery and limited capacity at primary school (as at preferred options), no water of wastewater concerns, reported problems with water supply.
- Landscape – AONB.
- Principle of development – site rejected by Inspector in 1999, development potential elsewhere in village.
- SA/SEA site selection – no justification for allocation as further studies required.

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~~

Site Selection – Site Commentary

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.

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).

The site promoter's consultation response at the Proposed Submission stage outlines support for the allocation of the site.

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

<p>Key Issues:</p> <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:	<p>Concern that additional traffic would cause serious issues on Cock Lane.</p> <p>No additional 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 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>
	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		Therefore, in terms of environmental and social sustainability, development of the site would have a positive 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	<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 (<i>from Core Strategy LSS</i>)	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	<i>List of neighbouring sites:</i>		
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](#)

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. Whilst Green Lane is functionally part of Chieveley, its character in the south relates more to the open countryside rather than the main settlement area.

* 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

Site Selection – Site Assessment

	Rights of Way affected	A	
	Play areas nearby	Y	Site is close to the play facilities within the recreation ground.
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
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	U	EA not consulted on this site
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: 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 – 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 (from LSA)	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:	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 a](#)Assessment (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 (from LSA)	Y	Landscape Sensitivity a Assessment (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:	CHI015	Site Address:	Land at School Lane, Chieveley
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Development Potential:	6 dwellings (0.3ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

AONB – Landscape Assessment indicates that development of the site would not be acceptable.

Site Assessment

Parish Council consultation response:	Local consultation on the site gave a finely balanced response, some people felt positively about the site, although there were concerns regarding the impact on traffic outside the school. Potential for development of the site to provide a car park for the school was seen positively although concerns about how this could be enforced were raised.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Y	Landscape Capacity Assessment (2014) indicates development of this site would not be appropriate.
	SHLAA Assessment	N	Not Currently developable
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

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 (from LSA)	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

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 N	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> COM012		Adjacent to COM012
Other (anything else to be considered)	N/A		

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM002	Site Address:	Land to the south east of Compton, RG20 6RD
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Development Potential:	23 dwellings (1.16ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

The site has been categorised within the SHLAA as Not Currently Developable due to the landscape impact of development on the site. Development would lead to the loss of rural character and scenic qualities of the AONB. Development would harm the Pang Valley and detract from the scenic qualities of the eastern approach into Compton.

Site Assessment

Parish Council consultation response:	Parish council agreed with the SHLAA assessment of the site as not currently developable. The Parish Council would not like to see development on the other side of the disused railway line, as they do not feel that this would be well related to the village. Flood risk on the site is more significant than the EA flood zones identify. Proximity to Scheduled Monument is also a concern**.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Y	Development would lead to the loss of rural character and scenic qualities of the AONB. Development would harm the Pang Valley and detract from the scenic qualities of the eastern approach into Compton.
SHLAA Assessment	Not Currently developable	Y	Impact on AONB and rural character
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

** [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	
	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	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	A Landscape and Visual Impact Assessment will need to explain how the special architectural and historic interest of the Compton Conservation Area and its setting have been taken into account
	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. A Landscape and Visual Impact Assessment will need to explain how the special architectural and historic interest of the Compton Conservation Area and its setting have been taken into account	
	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	

Site Selection – Sustainability Appraisal / Strategic Environmental 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?	+/?	There is the potential for 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.	accordance with the adopted SPD. Redevelopment of the site will provide the opportunity to mitigate against any contamination and the impact that this may have on water quality. Viability of decontamination works may need to be considered. 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. 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.
	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.	

Site Selection – Sustainability Appraisal / Strategic Environmental 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. [A Landscape and Visual Impact Assessment will need to explain how the special architectural and historic interest of the Compton Conservation Area and its setting have been taken into account.](#)

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](#)

Site Selection – Site Commentary

[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 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.

Site Selection – Site Commentary

Thames Water:

No water supply infrastructure issues envisaged.

~~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

Proposed Submission consultation key issue

- Principle of development – commits to small business but provides no substance.
- Employment – no research into what types of business would be appropriate.
- Heritage – policy should include requirement for conservation area to be enhanced/conserved. Support for archaeological DBA.
- Highways and Transport – potential to join up footpaths/local routes.
- Infrastructure – Thames Water suggests drainage strategy required.
- Landscape – site appropriate due to brownfield status. Should be higher density.
- Site promoter – stresses advantages of site. Site could deliver 300 dwellings with additional land to maximise potential.

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

Site Selection – Site Commentary

[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:	COM006	Site Address:	Mayfield Farm, Cheseridge Road, Compton
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Development Potential:	14 dwellings (0.68ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Relationship to settlement (not adjacent to the settlement boundary)
- Groundwater and surface water flood risk
- Access concerns
- AONB – Landscape Assessment would be required

The site is categorised as Not Currently Developable within the SHLAA and therefore excluded from site selection opportunity due to the relationship of the site to the settlement.

Site Assessment

Parish Council consultation response:	Development here would extend the village too far. Flood risk is a concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	Assessment Required	Due to location in AONB a landscape assessment is required.
SHLAA Assessment	Not Currently developable	Y	Poorly related to the settlement
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM007	Site Address:	Land between Cheseridge Road and Ilsley Road, Compton
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Development Potential:	26 dwellings (1.3ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<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 (from LSA)	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 (from LSA)	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 (from LSA)	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 (from Core	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</u> and has the potential to negatively 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?	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	
	Air Quality	N	
Contamination / pollution	Contaminated Land	N	
	Other	N/A	
	Access issues	Y	Access to the site is poor
Highways / Transport	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.
	Located in AONB	Y	
Landscape	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		

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 ^{ene}	
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
Site ID:	GSH001	Site Address:	Land west of Spring Meadows, Great Shefford	Development Potential:	16 dwellings (0.81ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

Due to the flood risk within the village, and history of flooding resulting in all roads in and out of the village being closed (Jan/Feb 2014).

Discussion:

Site Description:

The site is located to the north east of Great Shefford, close to local services and facilities within the village, including the primary school.

Landscape:

The site is in the AONB. The Landscape Assessment indicates that development on the site would not cause significant harm to the landscape character, and subject to a number of mitigation measures development would be acceptable.

Flood Risk:

The site is in flood zone 1. It is adjacent to an area of surface water flood risk. Great Shefford suffered from flooding, and during Jan/Feb 2014 the village was largely cut off with the majority of roads into and out of the village closed. [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	<p>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.</p> <p>Regarding a second access from Charlotte Close, the Council's Highways and Transport team have advised that:</p> <p><i>"To accommodate additional traffic from any further housing, sight lines of 2.4 x 43.0 metres would be required as per Manual for Streets on to the B4009.</i></p>

Site Selection – Site Assessment

B) Considerations		
Criteria	Yes / No / Adjacent / Unknown	Comments
		<p><u>As requested I have visited the site and have taken pictures from the centre of Charlotte Close 2.4 metres back from the give way line to provide a view of the sight lines.</u></p> <p><u>Usually sight lines go to the kerb line on the site side of the road. However in line with Manual for Streets, the sight line to the left could be to the centre line, as a pedestrian refuge island would prevent vehicles overtaking here. I therefore consider that this sight line can be provided.</u></p> <p><u>The sight lines to the right are obstructed by some trees, however the trees are within the public highway so could be removed if required.</u></p> <p><u>I therefore conclude that I have no objection to additional housing being accessed through Charlotte Close."</u></p>
	Highway network suitability	<p>The Council's Highways and Transport team have commented that <u>if this site and part of HER004 were developed together, they</u> can accommodate up to 30 houses that will generate circa 180 daily vehicle movements including circa 18 during the 08.00 to 09.00 AM peak.</p> <p>The impact of additional traffic generation may be limited due to the size of the development. <u>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.</u> 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. <u>There are no pavements along Station Road.</u>
Landscape	Located in AONB	Y
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	n/a
	Other	<u>n/a</u> 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	<u>N</u> <u>An Extended Phase 1 Habitat Survey required</u>
	Ancient woodland	N
	Tree Preservation Orders	N
	Local Wildlife Site	N
	Nature Reserve	N
	Other (eg. BOA)	<u>n/a</u>
Relationship to surrounding area	Relationship to settlement	<u>A</u> Y <u>Site is well related to existing settlement</u>
	Incompatible adjacent land uses	N <u>Site is well related to existing settlement</u>
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

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
		concerns	
	N	Thames Water do not envisage any infrastructure concerns	
	Y	SPZ3	
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Site partially underlain by gravel. Policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire need to be considered.
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HER004		
Other (anything else to be considered)	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 assests		
	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 d 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 S trategy.	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 T he 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 , F looding 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.](#)

[An access from Charlotte Close would be acceptable. The Council's Highways and Transport team have advised that to accommodate additional traffic from any further housing, sight lines of 2.4 x 43.0 metres would be required as per Manual for Streets on to the B4009. Usually sight lines go to the kerb line on the site side of the road. However in line with Manual for Streets, the sight line to the left could be to the centre line, as a pedestrian refuge island would prevent vehicles overtaking here. It is considered that this sight line can be provided. The sight lines to the right are obstructed by some trees, however the trees are within the public highway so could be removed if required.](#)

Ecology:

Site Selection – Site Commentary

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:

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

Proposed Submission consultation key issues:

- DPD not legally compliant.
- Principle of development – location suitable and available.
- Design and density – developable area too small. The site could accommodate more dwellings without landscape impact.
- Highways and transport – access could be achieved from Charlotte Close, potential connection between HER001 and HER004 too narrow, linkages with HER004 an after-thought.
- Infrastructure – no water supply or waste water concerns.
- Landscape – site does not contribute to landscape character/quality of AONB.

Site Selection – Site Commentary

[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.](#)

[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.](#)

[The site promoter's consultation response at the Proposed Submission stage outline support for the allocation but suggests changes to policy HSA25, namely that the development potential on the site is increased and there should be an additional access \(from Charlotte Close\).](#)

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:	Approx 10 4-dwellings (0.572ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- 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](#)

Site Assessment

Parish Council consultation response:	The site is important to prevent flooding on Lipscomb Road and the surrounding area. A drain runs through the site. Access to the site could be an issue, especially if access is required from Charlotte Close. The Parish Council have approached the land owners to see if the land not suitable for development could be used for allotments.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	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	Access to be provided by Lipscombe close. 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

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
			limited due to the size of the development although there are some concerns regarding the B4009 Newbury Road / Priors Court Road / Station Road mini roundabout. Work may need to be undertaken to ensure no detrimental impact. 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
	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	List of neighbouring sites: 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:	Approx 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?	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>		economic development in the 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	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability.</p>		

Summary

Overall the site is likely to have a [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:	Approx 10-4 dwellings (0.5-72ha 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.](#)

[Landscape mitigation measures will be required, as set out in the LSA, including a landscape buffer to the east of the site. Access to the site to be provided within the developable area of the site.](#)

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:

[Access to the site will be via Lipscombe Close.](#) The Council's Highways and Transport team have advised [that part of this site, if the site was to be developed together with HER001, a secondary access could be provided from could be accessed off Station Road. Access via Lipscomb Close is also a possibility.](#) ~~in respect of this site and part of HER001 that t~~ [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](#)

Site Selection – Site Commentary

~~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 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](#)

Site Selection – Site Commentary

Proposed Submission consultation key issues:

- Design and density – site could accommodate additional dwellings.
- Heritage – no impact on designated heritage assets, support for archaeological desk-based assessment.
- Highways and transport – potential connection between HER001 and HER004 too narrow to accommodate linkages.
- Infrastructure – no waste water or water supply issues.
- Landscape – partial development of site appropriate.

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. 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.

Consultation response at proposed submission stage identifies support for the allocation of the site by the site promoter, however concerns raised with the indicative inset map that supports policy HSA26.

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 (<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	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 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	<u>Y</u> 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		<u>N</u>	
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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.		Overall it is unlikely that development of this site would have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known habitats 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
			-	as well as extensive new woodland planting to contain the western edge of the settlement <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	
	Grade 1 / II* Park and Gardens	N	
Landscape	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 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 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 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
Site ID:	HER011	Site Address:	Land north of Manor Lane	Development Potential:	12 dwellings (0.58ha at 20dph)

Recommendation:

The site is not recommended for allocation ([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 (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:	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:	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 (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:	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	
Landscape	Grade 1 / II* Park and Gardens	N	
	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
			to access limited local services and facilities.		and facilities are within walking or cycling distance.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.		Overall it is unlikely that development of this site would have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	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 (from LSA)	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:	<p>This site has a long history of proposals for development. Concern from the Parish Council that the road would need to be widened and potential issues with Burtons Hill. The pavement through the village is intermittent.</p> <p>The Parish Council felt that development of this site would change the character of the village and would just be creating development. This site (along with KIN001) is the first part of the countryside as you leave the village.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	<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.</p> <p>The site area and development potential of the site have taken this into account.</p>
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	<p>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.</p>

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 (<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	
	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
	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 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.</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. 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.</p>	Development should be sensitively designed	<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 a significant impact on any element of sustainability, and subject to further assessment of the impact of development on the Conservation Area and archaeological material.</p>
	Will it conserve and enhance the significance of the District's heritage assets?	? =	<p>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.</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 Conservation Area and archaeological material.	

Site Selection – Sustainability Appraisal / Strategic Environmental 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](#)

Proposed Submission Consultation – key issues

[One response was received from the site promoter outlining why the site should be allocated.](#)

[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 Selection – Site Commentary

[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.](#)

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).

[The site promoter responded to the Proposed Submission consultation and referred to additional technical work that it had undertaken in support of suitability of the site. An outline planning application for the erection of up to 72 dwellings on the site \(15/03346/OUTMAJ\) was submitted in December 2015 and was refused in March 2016.](#)

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 dwellings (2.1ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

<p>Key Issues:</p> <ul style="list-style-type: none"> - Impact on the landscape character of the AONB. <p>The Landscape Sensitivity Assessment indicates that development in this location would result in significant harm to the natural beauty of the AONB</p>
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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:	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 (from LSA)	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	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 (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	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. <u>The site lies close to a Local Wildlife Site which is also a BBOWT nature</u>	<u>An extended Phase 1 habitat survey with an additional Great Crested Newt survey required.</u> 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?	<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 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](#)

[Proposed Submission Consultation – key issues](#)

[No responses were received for the site.](#)

[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 environmental 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.](#)

Site Selection – Site Commentary

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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:	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	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	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

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
			<p>within 250m of a great crested newt site BAP Habitat.</p> <p>The site also falls within a Biodiversity Opportunity Area</p>		<p>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.</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 of this site would be acceptable subject to protection and enhancement measures</p>	<p>Landscape Assessment indicates the following protection and enhancement would be required:</p> <ul style="list-style-type: none"> - Boundary hedgerows and trees and could be in conjunction with neighbouring sites. - Views from the surrounding countryside would need to be carefully considered and - New planting would be important in integrating the buildings into the landscape 	
6. To ensure that the 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>Small in scale so likely to be a neutral impact Development would not be out of keeping with the existing settlement pattern</p>	<p>Development should be sensitively designed</p>	<p>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.</p>
	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		<p>There would be potential for a negative impact on environmental sustainability unless the site was developed in accordance</p>
	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?		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?	0-2	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](#)

[Proposed Submission Consultation – key issues](#)

[No responses were received for the site.](#)

[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 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.~~

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](#)

Site Selection – Site Commentary

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. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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:	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	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	U	Unknown. Landscape Assessment not carried out as site assessed as not currently developable in the SHLAA.
SHLAA Assessment	Not currently developable	Y	Flood risk and poor relationship to Kintbury
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Not adjacent to the settlement boundary. 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>	<p>It would require other sites to come forward for the site to be acceptable in respect of impact on the built environment</p>	Development here could have a negative impact on environmental sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	<p>There are post Medieval brick works on the site</p>	Further assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	<p>Unlikely to have an impact</p>		
	Will it provide for increased access to and enjoyment of the historic environment?	0	<p>Unlikely to have an impact</p>		
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	<p>Unlikely to have an impact</p>		<p>There would be potential for a negative impact on environmental sustainability</p>
	Will the site be at risk from,	0	<p>Unlikely to have an impact</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
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](#)

[Proposed Submission Consultation – key issues](#)

[No responses were received for the site.](#)

[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. 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](#)

Site Selection – Site Commentary

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.

~~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

<p>Key Issues:</p> <ul style="list-style-type: none"> - 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:	<p>Access to the site could be an issue as there are lots of junctions onto Inkpen Road near to the site. There are no pavements along the road at this point. Traffic generated from the site would travel through the village to get to the A4. The site has a rural, remote feel and is the start of the countryside as you leave the village. There is the feeling that the village stops before the site. General feeling from the parish council is that development of this site would urbanise the rural area and would create visual harm to the surrounding character of the area.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Potential. A 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	0	The site is not at risk from flooding <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.</u>	<u>A FRA and appropriate flood mitigation measures including SuDS would need to be provided.</u>	<u>Development of the site is unlikely to have an impact on any element of sustainability.</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.</u>
<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>	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 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>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>	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.</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

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](#)

Proposed Submission Consultation – key issues

[No responses were received for the site.](#)

[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. 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](#)

Site Selection – Site Commentary

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.

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.

SA/SEA Appendix 10

Gypsy and Traveller and Travelling Showpeople Site Assessments

(including Proposed Main Modifications)

Changes made following the preferred options consultation are shown as blue underlined text for additions and strikethrough text for deletions. Changes made following the proposed submission consultation are shown as green underlined text for additions and double strikethrough text for deletions. Changes made in light of the proposed Main Modifications are shown as purple underlined text for additions and purple strikethrough text for deletions

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTSS6B	Site Address:	Clappers Farm – corner of Bloomfield Hatch Lane and Cross Lane area of search
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Spatial Area:	East Kennet Valley	Settlement:	Rural	Parish:	Beech Hill
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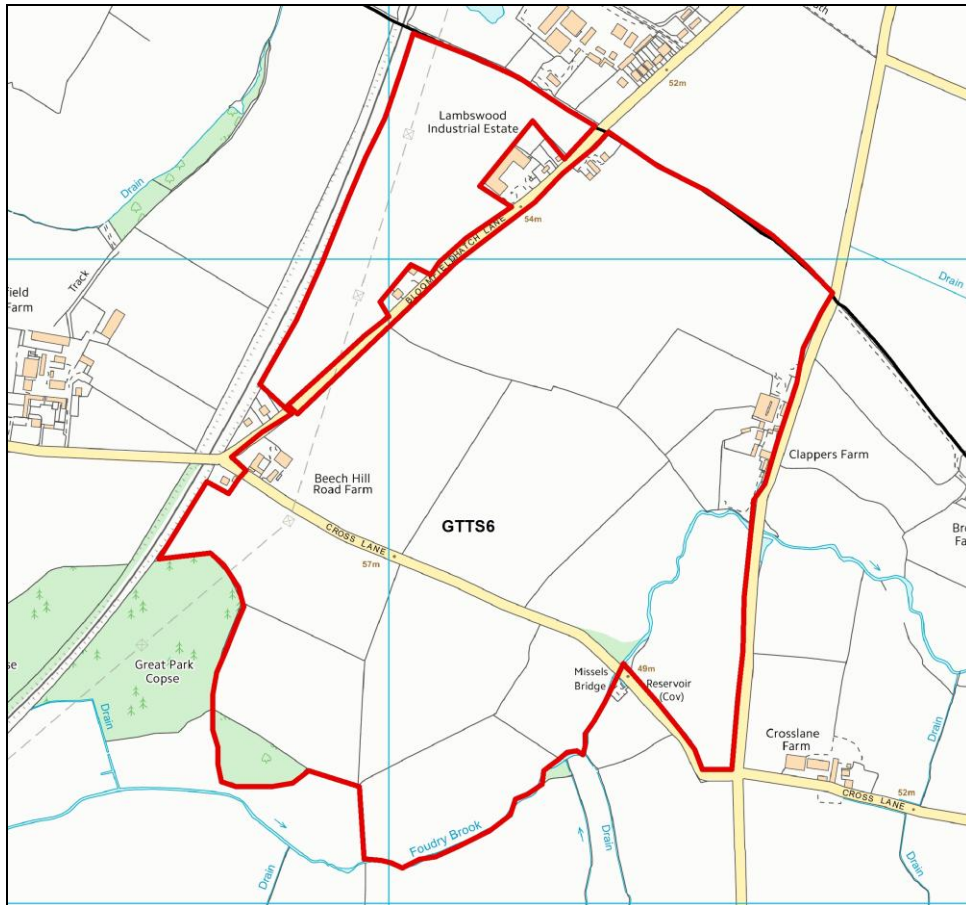
Development Potential:	Up to 59 pitches for Gypsies and Travellers The site is not recommended for allocation
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Site Description:

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 ~~s~~Site is bounded by a mature hedgerow fronting the roads to the north west, west and south west and contains a number of agricultural buildings. [This site \(GTSS6B\) was consulted upon as a preferred options allocation in 2014.](#)

[As tThe identified preferred options site forms part of wider Council landholdings, Clappers Farm, and the whole of the site \(GTSS6\) is now being was considered as an area of search at proposed submission stage. 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
<p>Safe and easy access to major roads and public transport services</p>	<ul style="list-style-type: none"> • Access to the site is obtained off Cross Lane which has a speed limit of 60 mph. • <u>Surrounding roads are rural in nature and</u> There is <u>with</u> no formal footway provision <u>along this road</u>. • The <u>site area of search</u> not well served by public transport. An infrequent bus service passes the <u>site area</u> once a day on certain days of the week. • <u>There is a railway station approximately 2.5km from the area of search.</u> • <u>Clappers Farm is just over 1km from the A33 and approximately 3.5km to Junction 11 of the M4.</u> • 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.
<p>Easy access to local services including a bus route, shops, schools and health services</p>	<ul style="list-style-type: none"> • The <u>site Clappers Farm area of search</u> is approximately <u>2.54km</u> from Spencers Wood, <u>4km from Burghfield Common</u> and 4km from Mortimer, both <u>all</u> of which have <u>a range of</u> services and facilities including shops and schools. • Grazeley Primary School is <u>less than</u> approximately 1.5km from the <u>site area</u> <u>(although this is</u> within

	<p>Wokingham Borough)</p> <ul style="list-style-type: none"> 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"> SiteThe 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 from vehicular movements, and on site business activities	<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 redundant farm buildings as well as a working farm. 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.
Will not materially harm the physical and visual character of the area	<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.
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<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.
Other issues to consider	<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

	<p>adjacent to ancient woodland.</p> <ul style="list-style-type: none"> • 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.
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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 at the proposed submission stage as an area of search from within which a site for up to 9 pitches will would 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 [all](#) 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.~~

~~During the examination of the Housing Site Allocations DPD, it was confirmed by the consultant's who prepared the Council's Gypsy Traveller Accommodation Assessment (GTAA) that it cannot be fully relied upon as a reflection of need following the Government's change of definition of Gypsy and Travellers in the revised version of the Planning Policy for Travellers (PPTS) (2015). There is now no evidence that the Clappers Farm Area of Search is required to meet the Council's need, and it is therefore proposed that it is withdrawn from the Housing Site Allocations DPD.~~

The site ~~GTTS6~~ is **not 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.~~

Preferred Options Consultation key issues (GTTS6B)

70 responses received, 64 processed:

- Contrary to Core Strategy policy CS7
- Criticism of Consultation process
- Process of site need, identification, justification and site concentration questioned
- Scale and appropriateness in a rural location challenged
- Office for Nuclear Regulation concerns over safety from radiation
- Retention of the land for farming/agricultural use
- Lack of infrastructure (social, educational, medical, utilities, road network, public transport, access to services/facilities)
- Flood risk
- Potential Impact on existing buildings and protected species
- Proximity of electric pylons
- Negative impact/domination of settled community

For the consultation comments and Council's response please see Statement of Consultation.

Proposed Submission consultation key issues (GTTS6 Area of Search)

72 responses received. Many issues are similar to the Preferred Options consultation despite the substitution of the site for a wider Area of Search. New issues are listed below:

- Planning history of refusals
- Contrary to Government policy
- Objection to Area of Search, too big/vague to comment
- Renewed objection to consultation process over Area of Search
- Concerns over increased risk of crime
- Negative impact on landscape
- Negative impact on house prices and land values
- Waste and noise pollution
- Inadequate account taken of the views of the GTTS community

For the consultation comments and Council's response please see Statement of Consultation

Assessment of the Proposed Main Modifications and their implications for the outcome of the SA/SEA (November 2016)

(Please note that, for ease of reading, the text in the following table has not been highlighted or underlined in purple)

Ref	Page no. (in Proposed Submission DPD)	Policy / Paragraph	Summary of Main Modification	SA/SEA update required?
MM1	4	Title Background	<p><i>Add date covered by plan (2006 – 2026) in the title</i></p> <p><i>Amend Background section as follows:</i></p> <p>1.1 The Housing Site Allocations Development Plan Document (DPD) is the second DPD within West Berkshire's Local Plan.</p> <p>1.2 It has been prepared following the adoption of the West Berkshire Core Strategy in July 2012 which sets out the overall planning framework for the site specific proposals and policies to be contained in other documents. 1.3 The Core Strategy allocates strategic development sites in Newbury (Newbury Racecourse and Sandford Park). It also sets out strategic policies.....</p> <p>Approach to housing numbers</p> <p>1.3 This DPD does not reassess the housing requirement set out in the Core Strategy. This set out a housing requirement for the District of 'at least' 10,500 net additional dwellings from 2006 to 2026 which is an annual requirement of 525 dwellings per annum. The Core Strategy was prepared at a time when the housing number for the District was allocated via the regional tier of Government which has now been abolished.</p> <p>1.4 The Council is now required by national policy set out in the National Planning Policy Framework (NPPF) to meet the 'objectively assessed housing needs' of the area. Work has been undertaken in partnership with the other local authorities in Berkshire and the Thames Valley Berkshire Local Enterprise Partnership (LEP⁽¹⁾) to establish how much housing West Berkshire will need in the future through the production of a Strategic Housing Market Assessment (SHMA). This has identified</p>	<p>No: the proposed modifications provide greater clarity on the DPD's role, timescale, relationship with the Core Strategy and approach to development within the AONB. These modifications therefore do not result in any changes to the effects upon the SA objectives as set out in the SA/SEA Environmental Report for Submission (April 2016).</p>

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			<p>given an objectively assessed need figure of 665 dwellings per annum <u>over the period 2013-2036</u>. This does not translate directly into a housing requirement for the District due to the need to take into account factors such as environmental constraints and the Duty to Cooperate. <u>The SHMA, and what the future requirement should be, will be considered as part of the preparation of the new Local Plan. This will allocate additional development and will look longer term to 2036, as well as dealing with other policy issues. 1000 homes are already committed post 2026 as part of the long term Sandleford Park allocation.</u></p> <p>1.5 The <u>Housing Site Allocation DPD implements first phase of the remainder of the future housing requirement identified in the Core Strategy</u> is being met through the preparation of the Housing Site Allocations DPD which will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy, with additional flexibility around these numbers. <u>The sites allocated by this DPD will help boost the supply of housing land significantly in the short to medium term. Appendix 1 demonstrates how the housing requirement in the Core Strategy can be met.</u></p> <p>1.6 Once the DPD has been adopted, the second phase of the future housing requirement will be met through the preparation of a new Local Plan which will allocate additional development and look longer term to 2036, as well as dealing with other policy issues. 1000 homes are already committed post 2026 as part of the long term Sandleford Park allocation.</p> <p>1.7 The <u>Council reports on the progress that is made on the provision of housing in its Annual Monitoring Report (AMR) which is available on the Council's website.</u> approach to the housing numbers is set out in more detail in a background paper that accompanies the DPDADD.</p> <p><i>Following Section 1.9 Add section on the Policies Map as follows:</i> <u>Policies Map</u> <u>The Plan should be read in conjunction with the Policies Map, which shows all policy boundaries and the areas to which the policies apply.</u></p>	

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			<p><i>Appendix 1 Amend the text as follows:</i></p> <p>Housing Land Supply Position – update to March 2016</p> <p>The trajectory demonstrates how the housing requirement set out in the Core Strategy can be met. It shows how the sites identified in the Housing Site Allocations DPD would assist in delivering the housing to meet the Core Strategy requirement, and contribute to the housing needs of the District in the short to medium term, and to meet the early part of the objectively assessed need (OAN) assessed in the 2015 Berkshire SHMA. The trajectory is indicative in that additional work on phasing will be carried out as part of the update of the Five Year Housing Land Supply. The trajectory and is also a snapshot in time. It, and represents the position at the date that the DPD was examined. The trajectory is updated annually as part of the annual monitoring process and reported in the Annual Monitoring Report (AMR).</p> <p>The trajectory assumes that the Housing Site Allocations DPD sites will be delivered between 2017 and 2026 with the majority developed in the period from 2017/18 to 2022/23. Those sites identified as developable later in the plan period, together with the Pirbright Institute Site in Compton, are phased from 2021/22 to 2025/26.</p> <p>Summary of Allocated Residential Sites – amend table</p> <p>The figures in the trajectory have included a 10% discount for those sites with planning permission or identified through the prior approval process, where development had not commenced at March 20152016. The windfall allowance is applied up to 2020/21 for the whole District and only in the AONB in the last years of the plan period.</p> <p>The trajectory shows that the Core Strategy target is met over the plan period and that the DPD allocations will help meet the OAN up to 2022/23. There is flexibility in these numbers: there will be additional windfall and further identified sites which will enter the supply and the re-drawing of settlement boundaries will enable some additional smaller sites to come</p>	

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			<p>forward for development. The Council will be preparing the new Local Plan, with a new housing requirement, following work with our neighbouring authorities on how best to meet the objectively assessed needs identified in the SHMA taking account of the planning constraints that apply. This new Local Plan will cover the period up to 2036 and will need to consider allocating new sites and to look again at the proposed housing distribution. and allocate new sites which will deliver in the later stages of the current plan period.</p> <p><i>Delete existing Housing Site Allocations Indicative Trajectory 2006-2026 table on page 110 and replace with updated table</i></p> <p><i>Delete both existing charts on page 111 and replace with updated chart</i></p>	
MM2	8	Section 1.6 Settlement boundary reviews	<p><i>Amend Para 1.36 as follows:</i></p> <p>Criteria for reviewing the settlement boundaries formed part of the preferred options consultation and have been updated as a result of the consultation. This DPD has only reviewed the settlement boundaries for those settlements within the settlement hierarchy set out in the Core Strategy. These boundaries and All other settlement boundaries, including those below the settlement hierarchy, will be reviewed through the Local Plan. The settlement boundaries around the settlements within the settlement hierarchy These The settlement boundaries have been re-drawn...</p>	No: the proposed modification provides clarity on which settlements have had their settlement boundary reviewed. It does do not affect the findings of the SA/SEA Environmental Report for Submission (April 2016).
MM3	8	Before section on settlement boundary reviews	<p><i>Add section on Neighbourhood Plans as follows:</i></p> <p>Neighbourhood Plans</p> <p>The Council will support communities wishing to develop a Neighbourhood Plan. Any Neighbourhood Plans coming forward following the adoption of this DPD will help to boost the supply of housing across the district, adding additional flexibility. Any future allocations and housing requirements for Neighbourhood Plans to deliver will be considered as part of the new Local Plan.</p>	No: the proposed modification clarifies that the Council will support communities wishing to develop a Neighbourhood Plan. It also specifies that any such plans coming forward following the adoption of the DPD will boost the supply of housing across the district adding flexibility. Any future allocations/housing requirements for Neighbourhood Plans to deliver will be considered as part of the new Local Plan (which upon adoption at the end of 2019 will supersede the Core Strategy

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				<p>and Housing Site Allocations DPD).</p> <p>The proposed modification therefore does not affect the findings of the SA/SEA Environmental Report for Submission (April 2016).</p> <p>It should be noted that Neighbourhood Plans must be screened to determine if a SEA is required.</p>
MM4	13	Policy HSA 1 (site ref: NEW012)	<p><i>Amend developable area as follows:</i> just over 0.5 approximately 0.7 hectares.....</p>	<p>No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.</p>
MM5	14	Policy HSA 2 (site ref: NEW042)	<p><i>Amend developable area as follows:</i> ... approximately 3.5 4.8 hectares.....</p>	<p>No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.</p>
MM6	14	Policy HSA 2 (site ref: NEW042)	<p><i>Amend the second sentence of the second bullet point of the policy and add a third sentence as follows:</i></p> <ul style="list-style-type: none"> ...The final choice/s will be informed by a Landscape and Visual Impact Assessment (LVIA) for the site which. This will consider the development, design and layout. including a full consideration of the heritage setting of the site. <p><i>Amend bullet point 4 as follows:</i></p> <ul style="list-style-type: none"> Informed by an archaeological desk based assessment as a 	<p>Yes (MM to 2nd bullet of policy): the proposed modification adds additional heritage requirements to the policy in order to mitigate against the impact of development. Therefore the site assessment, SA/SEA and summary and recommendation sheets (included in Appendix 9a of the SA/SEA Environmental Report) have been updated to reflect this.</p> <p>The modification however, does not result in any</p>

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			<p>minimum and field evaluation if required to assess the historic environment potential of the site</p> <p><i>Amend penultimate bullet point as follows:</i></p> <ul style="list-style-type: none"> • Development will protect and enhance the local distinctive character <u>the special architectural and historic interest of the Speen Conservation Area.</u> <p><i>Update indicative site plan to reflect further landscape work and access points</i></p>	changes to the effects upon the SA objectives.
MM7	16	Policy HSA 3 (site ref: NEW045)	<p><i>Amend developable area as follows:</i></p> <p>... approximately 2.5 <u>3.3</u> hectares.....</p>	<p>No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.</p>
MM8	16	Policy HSA 3 (site ref: NEW045)	<p><i>Add new bullet point as follows:</i></p> <ul style="list-style-type: none"> • <u>The following landscape mitigation is required to soften the edge and help integrate the site into the landscape:</u> • <u>Retention of vegetation along Stoney Lane, except at the access point</u> • <u>Development will be set back from Stoney Lane and a wide landscape buffer provided.</u> • <u>Development will be set back from the northern boundary and a woodland belt provided</u> <p><i>Update indicative site plan to show a landscape buffer</i></p>	<p>Yes: as the proposed modification requires further detail on landscape mitigation measures, the site assessment, SA/SEA and summary and recommendation sheets (included in Appendix 9a) have been updated to reflect this.</p> <p>The SA/SEA Environmental Report for Submission (April 2016) does not require updating because section 1.5.1.1 on the summary of likely significant effects of the HSA DPD (p.7) and Table 14 (summary of Newbury sites SA/SEA, p.47) make a general observation that landscaping will be required.</p> <p>The modification however, does not result in any</p>

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				changes to the effects upon the SA objectives.
MM9	18	Policy HSA 4 (site ref: NEW047B, 047C, 047D)	<i>Amend developable area as follows:</i> ... 8.5 approximately 7.7 hectares.....	No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.
MM10	21	Policy HSA 5 (site ref: THA025)	<i>Amend relevant bullet point as follows:</i> <ul style="list-style-type: none"> • Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented to ensure any protected habitats and species are not adversely affected. <i>Add additional bullet point as follows:</i> <ul style="list-style-type: none"> • Development on the site will connect to the mains sewerage system and an integrated water supply and drainage strategy will would be required for this site. 	Yes: the proposed modifications do not materially change the policy as they provide clarity and strengthen the existing wording. As a result the effects upon the SA objectives remain unchanged. However, the site assessment and summary and recommendation sheets included in appendix 9a of the Environmental Report for Submission (April 2016) have been updated to include the proposed modification.
MM11	22	Policy HSA 6 (site ref: COL002)	<i>Amend the sixth point of policy HSA6 as follows:</i> <ul style="list-style-type: none"> • A heritage impact assessment will be required to assess the impact of development on the Grade II listed Poplar Farmhouse and its setting and to inform development on the site. Development will be required to ensure the conservation and enhancement of the Farmhouse and its setting. <i>Update indicative site plan in relation to listed building</i> <i>Amend legend as follows:</i> Required Landscape Buffer (in accordance with LCA)	Yes: as the proposed modification requires further detail on heritage and landscape mitigation measures, the site assessment, SA/SEA and summary and recommendation sheets (included in Appendix 9a) have been updated to reflect this. Nonetheless, this modification does not result in any changes to the identified effects upon the SA objectives.

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MM12	23	Policy HSA 6 (site ref: COL002)	<p><i>Amend developable area as follows:</i> ... approximately 0.7 1.1 hectares.....</p>	<p>No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.</p>
MM13	25	Policy HSA 7 (site ref: COL006)	<p><i>Amend the fifth bullet point of policy HSA 7 as follows:</i></p> <ul style="list-style-type: none"> • Where possible, To facilitate the future provision of a footways to link from the site with existing footways fronting St Finian's School. This would include the provision of a footway across the frontage of the site. 	<p>No: the proposed modification provides greater clarity and so does not change the main aim of the policy. The additional wording is already picked up in the site assessment sheets contained within appendix 9a of the Environmental Report for Submission (April 2016). The SA/SEA Environmental Report for Submission (April 2016) does not go into the finer detail of the footway requirements and so does not need updating.</p>
MM14	28 & 29	Policy HSA 8 (site ref: EUA031)	<p><i>Amend 2nd bullet point as follows:</i></p> <ul style="list-style-type: none"> • The site will be accessed from either Clements Mead or Sulham Hill, with the final access being determined by the LVIA, in order to preserve the semi-rural character of Sulham Hill. <p><i>Consequent amendments to indicative site plan and legend</i></p>	<p>Yes: the proposed modification changes the policy to identify that an alternative access would be suitable subject to the findings of a LVIA. The site assessment and summary and recommendation sheets within Appendix 4b of the Environmental Report have therefore been updated to reflect this. Because this modification does not result in any change to the effect upon the SA objectives (as set out within the table of effects upon the SA objectives in Appendix 9b), the Environmental Report for Submission (April 2016) does not need updating.</p>

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MM15	28	Policy HSA 8 (site ref: EUA031)	<p><i>Amend developable area as follows:</i></p> <p>This site is 1.4 hectares with <u>has</u> a developable area of approximately 4 <u>1.2</u> hectares and will deliver in accordance with the following parameters:</p>	<p>No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.</p>
MM16	30	Para 2.26	<p><i>Amend developable area of both sites as follows:</i></p> <p>... EUA003 (0.8 <u>approximately 0.7</u> hectares) and EUA008 (3.2 hectares with a developable area of 2.2 <u>approximately 2.5</u></p>	<p>No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.</p>
MM17	34	Policy HSA 11 (site ref: EUA035)	<p><i>Amend developable area as follows:</i></p> <p>... approximately 4.2 <u>1</u> hectares.....</p>	<p>No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.</p>
MM18	36	Policy HSA 12 (site ref: EUA025)	<p><i>Amend the beginning of the policy, the first bullet point and the seventh bullet point (sub-bullet 2) as follows:</i></p> <p>The site has a developable area of 4.7 <u>approximately 4</u> hectares and will be delivered in accordance with the following parameters:</p> <ul style="list-style-type: none"> • The provision of approximately 100 <u>between 150 and 200</u> dwellings... • The scheme will comprise a development design and layout that will: <ul style="list-style-type: none"> ○ Front onto the A4 Bath Road to deal with potential noise pollution issues. A semi-continuous development frontage 	<p>Yes: the site assessment, SA/SEA and summary and recommendation sheets contained within appendix 4b of the SA/SEA Environmental Report have been updated to reflect the change in the developable area and subsequent development potential. Table 17 (summary of Eastern Urban Area Sites SA/SEA, p.85) has been updated to reflect this. This modification does not result in any changes to the effects upon the SA objectives (as is demonstrated within the SA/SEA of the site which is contained within Appendix 9b).</p>

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			<p>would act as a buffer to protect the rear gardens. Be based upon good acoustic design, to ensure a good standard of amenity for the occupants.</p> <p><i>Update indicative site plan to show revised developable area</i></p> <p><i>Consequent amendments to settlement boundary map in Appendix 6</i></p>	<p>The re-wording in respect of the amenity upon occupiers does not result in any changes to the effects upon the SA objectives as it does not materially change the policy. It should be noted that Table 1.5.1.2 (Summary of likely significant effects of the HSA DPD, p.9) of the SA/SEA Environmental Report for Submission already identifies in general terms that mitigation will reduce noise impacts.</p>
MM19	38	Policy HSA 13 (site ref: EUA026)	<p><i>Amend policy bullet point 6.2 as follows:</i></p> <ul style="list-style-type: none"> Front onto the A4 Bath Road to deal with potential noise pollution issues. A semi-continuous development frontage would act as a buffer to protect the rear gardens. Be based upon good acoustic design, to ensure a good standard of amenity for the occupants. 	<p>Yes: The re-wording does not result in any changes to the effects upon the SA objectives as it does not materially change the policy. However the site assessment, SA/SEA and summary and recommendation sheets have been updated to take account of the re-wording.</p>
MM20	38	Policy HSA 13 (site ref: EUA026)	<p><i>Amend developable area as follows:</i></p> <p>... of just under a approximately 1 hectare.....</p>	<p>No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.</p>
MM21	40 & 41, 107,108 & 110, 141	Policy HSA 14 (site ref THE003) Appendix 1 and Appendix 6	<p><i>Delete policy, indicative site plan and delivery and monitoring section from DPD</i></p> <p><i>Removal of site and figures in relevant text and tables in Appendix 1</i></p> <p><i>Removal of site from Theale map in Appendix 6</i></p> <p><i>Amend paragraph 2.28 as follows:</i></p> <p>The settlement boundary of Theale has been redrawn around the developable area of the site being allocated, and around the whole committed south Lakeside site. The southern portion of the site already has</p>	<p>Yes: the site is no longer proposed for allocation because planning permission has been granted on part of the site which has the potential to impact upon the landscaping/open space requirements and access to the rest of the site.</p> <p>Both the SA/SEA Environmental Report for Submission (April 2016) and site assessment, and summary and recommendation sheets contained within Appendix 9b have been updated to reflect this.</p>

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			<p>an extant planning permission for residential development and inclusion of the whole site would help to enable a comprehensive scheme which takes account of the nature and character of the area. No other changes have been made. This is shown on the Policies Map and a map of Theale can be found in Appendix 6.</p>	
MM22	42	Policy HSA 15 (site ref THE009)	<p><i>Amend policy as follows:</i> The site has a developable area of 2.3 3.4 ha hectares...</p> <ul style="list-style-type: none"> Provision of approximately 70 100 dwellings... <p><i>Update indicative site plan to show the revised developable area and to reflect removal of site ref THE003</i></p> <p><i>Amend legend as follows:</i> Tree/Hedge Planting Required Landscape Buffer (in accordance with LCA)</p> <p><i>Consequent amendments to settlement boundary map of Theale in Appendix 6</i></p>	<p>Yes: the proposed modification has arisen following further landscape work (at the request of the Inspector) that has indicated that an increase in the developable area and subsequent development potential would be acceptable without any negative impact upon the landscape character of the area.</p> <p>Whilst the modifications do not result in any changes to the identified effects upon the SA objectives, the site assessment, SA/SEA and summary and recommendation sheets included within Appendix 9b of the SA/SEA Environmental Report have been updated as has the SA/SEA Environmental Report (section 1.5.1.2 on p.9) and summary of the Theale sites SA/SEA in Table 18 (p.95).</p>
MM23	45	Policy HSA 16 (site ref: BUR015)	<p><i>Amend developable area as follows:</i> ... approximately 3.5 4.8 hectares.....</p>	<p>No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.</p>
MM24	47	Policy HSA 17 (site ref: BUR002,	<p><i>Amend developable area as follows:</i> ... approximately 2 2.7 hectares.....</p>	<p>No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the</p>

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		002a, 004)		development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.
MM25	50	Policy HSA 18 (site ref: WOOL006)	<p><i>Amend developable area as follows:</i> ... approximately 1 hectare 1.2 hectares.....</p> <p><i>Amend the indicative site plan as follows:</i> <i>Extend the developable area in the north western part of the site to include land behind 13 Orchard Close</i> <i>Extend the site boundary in the north to include the area required in the policy to be kept as open space/biodiversity corridor.</i></p> <p><i>Consequent amendment to legend</i> <i>Consequent amendment to settlement boundary for Woolhampton to follow amended developable area.</i></p>	<p>Yes: whilst the proposed modification in relation to the changes to the indicative site plan does not result in any changes to the identified effects upon the SA objectives, the summary and recommendation sheet contained within Appendix 9c has been updated to clarify that the remainder of the site will be retained as open space.</p> <p>In respect of the change to the developable area, no update is required. This is because the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.</p>
MM26	53	Policy HSA 19 (site ref: HUN007)	<p><i>Amend developable area as follows:</i> ... approximately 5 5.7 hectares.....</p>	<p>No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.</p>
MM27	53	Policy HSA 19 (site ref: HUN007)	<p><i>Add bullet point to policy as follows:</i></p> <ul style="list-style-type: none"> • Provision of permanent allotments in association with the development of the site will be explored. 	<p>No: the proposed modification does not result in any changes to the identified effects upon the SA objectives.</p> <p>It should be noted that the SA/SEA Environmental</p>

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				<p>Report for Submission (April 2016) has been updated (section 1.5.1.3 and Table 22) to highlight that at the examination hearing sessions, the Inspector asked the Council to carry out additional work regarding the approach to allocations in Hungerford.</p> <p>The summary and recommendation sheet for omission site HUN001 (within Appendix 4 D) has been updated to reflect whilst there are significant constraints on the site, it is not considered appropriate to allocate HUN001 and HUN007 due to the cap on development in the AONB).</p>
MM28	55	Policy HSA 20 (site ref: LAM005) and indicative site plan	<p><i>Amend 2nd bullet point as follows:</i></p> <ul style="list-style-type: none"> To ensure effective integration with existing residential areas the development will be accessed via Lynch Lane, with additional access points to be delivered via The Park and/or Essex Place. To enhance permeability through the site <u>pedestrian and cycle links will be provided to enable connection with existing housing and the land to the north west of the site.</u> it is preferred to have more than one access serving the development. In addition, connections for pedestrians to link the existing housing with the development will be provided. <p><i>Consequent amendments to indicative site plan</i></p>	<p>Yes: the proposed modification provides additional clarity regarding pedestrian and cycle access to the site from the north west of the site. Because the modification provides clarity and does not materially change the policy, the identified effects upon the SA objectives remain unchanged. However the site assessment as well as the summary and recommendation sheet contained within appendix 9d of the SA/SEA Environmental Report has been updated to reflect the proposed modification.</p>
MM29	55	Policy HSA 20 (site ref: LAM005)	<p><i>Amend 5th and 6th bullet points as follows:</i></p> <ul style="list-style-type: none"> Development will need to ensure the retention of existing riverside vegetation and the provision of a significant buffer/stand-off between the woodland and adjacent River Lambourn SSSI/SAC and any development. In light of an <u>initial</u> Phase 1 Habitat Survey it is considered that no development shall take place within 15m of the outer edge of Flood Zone 2, allowing a minimum buffer/stand-off 	<p>Yes: the proposed modification provides additional clarity to the existing wording and does not materially change the policy. The identified effects upon the SA objectives therefore remain unchanged. However the site assessment as well as the summary and recommendation sheet contained within appendix 9d of the SA/SEA Environmental Report have been updated to reflect</p>

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			<p>from the SSSI/SAC of 38m (max. 88m).</p> <ul style="list-style-type: none"> Development will be informed by an further Extended Phase 1 Habitat Survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected habitats and species are not adversely affected. <p><i>Amend 10th bullet point as follows:</i></p> <ul style="list-style-type: none"> Development on the site will connect to the mains sewerage system. Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore an integrated water supply and drainage strategy will be required. particularly useful for this site 	the proposed modification.
MM30	55	Policy HSA 20 (site ref: LAM005)	<p><i>Amend developable area as follows:</i></p> <p>... approximately \pm 4.5 hectares.....</p>	No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.
MM31	57	Policy HSA 21 (site ref: LAM015) and HRA pages 14 and 15	<p><i>Amend 7th bullet point as follows:</i></p> <ul style="list-style-type: none"> Development on the site will connect to the mains sewerage system. Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore an integrated water supply and drainage strategy will be required for this site. Would be particularly useful for this site <p><i>Add another bullet point as follows:</i></p> <ul style="list-style-type: none"> Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented to ensure any protected habitats and 	<p>Yes: the proposed modification regarding the sewerage system does not materially change the policy as it strengthens the existing wording. As a result the effects upon the SA objectives remain unchanged.</p> <p>However, the site assessment and summary and recommendation included in appendix 9d of the Environmental Report for Submission (April 2016) have all been updated to identify the requirement of Thames Water for development to connect to the mains sewerage system and the need for an integrated water supply and drainage strategy.</p>

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			species are not adversely affected	The proposed modification to include the requirement for an extended phase 1 habitat survey provides additional mitigation measures and so does not impact upon the effects already identified upon the SA objectives. The site assessment, SA/SEA and summary and recommendation sheets in Appendix 9d have however been updated to make reference to this specific requirement.
MM32	57	Policy HSA 21 (site ref: LAM015)	<i>Amend developable area as follows: ... approximately 0.6 0.8 hectares.....</i>	No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.
MM33	60	Indicative site plan for Policy HSA 22 (site ref: PAN002)	<i>Amend indicative site plan as follows: Remove sub-station from developable area. Replace tree/hedge planting along Pangbourne Hill with narrow landscape buffer and extend across the front of the electricity sub-station Move potential access arrow to west of the electricity sub-station and confirm it will be the access to the site Extend the site boundary to the north of the sub-station in order to accommodate the main road to the site and widen the landscape buffer accordingly. Consequent amendment to legend</i>	Yes: the proposed modifications update the indicative map and do not materially change the policy. The identified effects upon the SA objectives therefore remain unchanged. The summary and recommendation included in Appendix 9D of the SA/SEA Environmental Report has been updated to state that the inset map has been updated.
MM34		Policy HSA 22 (site ref: PAN002)	<i>Amend developable area as follows: ... approximately 2.4 2.24 hectares.....</i>	No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of

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				the site and it does not result in any changes to the effects upon the SA objectives.
MM35	61	Policy HSA 23 (site ref: BRS004)	<p><i>Amend developable area as follows:</i> ... 0.58 approximately 0.6 hectares.....</p> <p><i>Amend the indicative site plan as follows:</i> <i>Remove the protected trees in the eastern part of the site from the developable area</i></p> <p><i>Amend legend as follows:</i> Required Landscape Buffer (in accordance with LCA)</p>	<p>No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The change in the developable area has not resulted in any change to the development potential of the site.</p> <p>Furthermore the proposed modifications which update the indicative site plan do not materially change the policy. Therefore the identified effects upon the SA objectives remain unchanged.</p>
MM36	61	Policy HSA 23 (site ref: BRS004)	<p><i>Add new bullet point:</i></p> <ul style="list-style-type: none"> • An arboricultural survey will be required to inform the delivery of the site as there are protected trees present. 	<p>Yes: whilst the site assessment, SA/SEA and summary and recommendation sheets contained within Appendix 9D of the SA/SEA Environmental Report already identify that there are TPOs present, they have been updated to reflect the additional mitigation that the proposed modification provides.</p> <p>The proposed modification does not result in any changes to the identified effects upon the SA objectives as is demonstrated within the SA/SEA of the site (which is included within Appendix 9D).</p>
MM37	63	Paragraph 2.54	<p><i>Delete final bullet point:</i></p> <ul style="list-style-type: none"> • Boundary altered to south of Chieveley at Green Lane to follow curtilage of dwellings. Includes sites CHI017 and CHI001 <p><i>Consequent amendments to settlement boundary map</i></p>	<p>Yes: in light of the proposed change not meeting the settlement boundary review criteria, the SA/SEA Environmental Report (Table 26, p.151 and the accompanying site selection summary on p.153, in addition to section 7.2.4.5 on page 150) and the site assessment (included within Appendix 9D) have been updated to reflect the proposed modification.</p>

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MM38	65	Policy HSA 24 (site ref: COM004)	<p><i>Add a final sentence to the final bullet point of the policy as follows:</i></p> <ul style="list-style-type: none">It will also explain how the special architectural and historic interest of the Compton Conservation Area and its setting has been taken into account. 	<p>Yes: the site assessment sheets contained within Appendix 9d of the SA/SEA Environmental Report already makes reference to the adjacent conservation area, however they do not provide the additional detail that the proposed modification introduces and have therefore been updated.</p> <p>It should be noted that the SA/SEA of the site (included within Appendix 9D) does identify that there is an opportunity to enhance the site's setting whilst respecting the adjacent conservation area and nearby Listed Buildings. The impact of the proposed modification upon the identified effects upon the SA objectives does not result in any changes.</p>
MM39	64	Policy HSA 24 (site ref: COM004)	<p><i>Amend developable area as follows:</i></p> <p>... approximately 7 9.1 hectares.....</p>	<p>No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.</p>
MM40	67	Policy HSA 25 (site ref HER001)	<p><i>Amend developable area as follows:</i></p> <p>... approximately 0.8 1.1 hectares.....</p>	<p>No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.</p>
MM41	67-68	Policy HSA 25 (site ref HER001)	<p><i>Amend second bullet point as follows:</i></p> <ul style="list-style-type: none"> The site will be accessed via Station Road and Charlotte Close with the provision of linkages through the site to HER004 (Land to the 	<p>No: the proposed modification is already picked up in the site assessment sheets contained within Appendix 9D of the SA/SEA Environmental Report for Submission (April 2016). The proposed</p>

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		and indicative site plan	south east of the Old Farmhouse. <i>Consequent amendment to the indicative site plan to add a second access arrow at Charlotte Close.</i> <i>Amend legend as follows:</i> Required Landscape Buffer (in accordance with LCA)	modification does not result in any changes to the identified effects upon the SA objectives.
MM42	67	Policy HSA 25 (site ref HER001)	<i>Delete sub-bullet 4 of bullet point 5:</i> <ul style="list-style-type: none"> • It is expected that the site is developed comprehensively together with HER004 (Land to the south east of The Old Farmhouse) to ensure an integrated development. Both sites should ensure consistency of design and the provision of vehicular, pedestrian and cycle linkages between the two. 	No: the proposed modification does not change the substance of the policy and does not result in any changes to the identified effects upon the SA objectives.
MM43	69	Policy HSA 26 (site ref HER004)	<i>Amend developable area as follows:</i> ... approximately 0.5 0.6 hectares....	No: the SA/SEA Environmental Report for Submission (April 2016) and its appendices do not refer to the developable areas of sites, only the development potential. The proposed modification does not impact upon the development potential of the site and it does not result in any changes to the effects upon the SA objectives.
MM44	69	Policy HSA 26 (site ref HER004)	<i>Delete sub bullet 3 of bullet point 2:</i> <ul style="list-style-type: none"> • It is expected that the site is developed comprehensively together with HER001 (Land off Charlotte Close) to ensure an integrated development. Both sites should ensure consistency of design and the provision of vehicular, pedestrian and cycle linkages between the two. <i>Amend bullet point 4 as follows:</i> The site will be accessed via Lipscombe Close with the provision of linkages through the site to HER001 (Land off Charlotte Close). Access can <u>also</u> be provided off Station Road if the site is developed in conjunction with HER001. An additional access to the site can be obtained via Lipscombe	No: the proposed modification does not change the substance of the policy and does not result in any changes to the identified effects upon the SA objectives. The site assessments sheets contained within Appendix 9D of the SA/SEA Environmental Report already identify refer to access from Lipscombe Close. The changes to the indicative site plan do not result in changes to the policy, therefore there are no changes to the identified effects upon the SA

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			<p>Close, with the provision of linkages through the site to HER001 (Land off Charlotte Close).</p> <p><i>Amend indicative site plan:</i></p> <p><i>Extend the south eastern boundary of the site slightly southwards to show the developable area of the site includes the access to Lipscombe Close with the landscape buffer widened to the south.</i></p> <p><i>Amend legend as follows:</i></p> <p>Required Landscape Buffer (in accordance with LCA)</p>	objectives.
MM45	69	Policy HSA 26 (site ref HER004)	<p><i>Amend bullet point 6:</i></p> <ul style="list-style-type: none"> An extended phase 1 habitat survey will 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. The final developable area will be dependent upon the extent of any Appropriate avoidance and mitigation measures will need required to be implemented, to ensure any protected species are will not be adversely affected. 	Yes: the site assessment sheets contained within Appendix 9D of the SA/SEA Environmental Report already refer to the need for a Great Crested Newt Survey. However Table 29 of the SA/SEA Environmental Report has been updated to reflect this requirement as this was originally omitted.
MM46	70	2.57	<p><i>Add additional bullet point:</i></p> <ul style="list-style-type: none"> Boundary altered to include the properties at Hermitage Green 	No: the proposed modification does not result in any impact upon policies within the HSA DPD.
MM47	79	Policy TS 3 Para 1.42 Para 3.19	<p><i>Delete policy, supporting text and indicative site plan. Update subsequent policy numbers</i></p>	<p>Yes: the proposed allocation removes the policy following the change in definition of Gypsies and Travellers (as as set out in the Planning Policy for Traveller Sites). There is now no evidence that this site is required to meet the Council's need.</p> <p>The site assessment sheet within Appendix 10 has been updated as has the SA/SEA Environmental Report (section 1.5.2 on p.5, Table 31, and the site selection summary that follows Table 31).</p>

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MM48	85	Policy C1, table	<p><i>Include the following settlements in the table:</i> Burghfield, Curridge, Donnington, Eddington, Upper Bucklebury, Wickham.</p>	<p>No: whilst the settlements were omitted from the submission version of the HSA DPD, the SA/SEA of the policy (contained within Appendix 11 of the SA/SEA Environmental Report) does not explicitly state which settlements the policy has regard to. As such the proposed modification does not alter the identified effects of the policy upon the SA objectives.</p>
MM49	85	Policy C1 Para 4.9	<p><i>Revise policy as follows:</i> Exceptions to this are limited to rural exception housing schemes, conversion of redundant buildings, housing to accommodate rural workers and extension to or replacement of existing residential units and limited infill in settlements in the countryside with no defined settlement boundary.</p>	<p>No: the proposed modification provides clarity on the intent of the policy. The SA/SEA of the policy (contained within Appendix 11 of the SA/SEA Environmental Report) already identifies that the policy will enable development outside of the settlement boundary in very limited circumstances. The proposed modification therefore does not alter the identified effects of the policy against the SA objectives.</p> <p>Review, does not require update to SA/SEA</p>
MM50	93-94	Policy C5, Supporting Text	<p><i>Include after existing paragraph 4.37:</i> There are a number of existing educational and institutional establishments within the rural area of West Berkshire. Policy C5 does not apply to these uses. The policy provisions for new development associated with these establishments are set out in saved policy ENV.27 of the West Berkshire District Local Plan.</p> <p><i>Subsequent paragraphs need re-numbering.</i></p> <p><i>Amend first sentence of paragraph 4.42 as follows:</i> Many people work in rural areas in offices, schools, workshops.....</p>	<p>No: the proposed modification clarifies the application of the policy. The overall intent of the policy remains the same. There is therefore no change to the identified effects of the policy against the SA objectives.</p>

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MM51	93	Policy C5, criterion vii	<p><i>Reword criteria as follows:</i></p> <p>No dwelling serving or closely associated with the rural enterprise has recently been <u>either</u> sold or <u>changed</u> <u>converted</u> from a residential use or otherwise separated from the holding within the last 10 years. <u>The act of severance may override the evidence of need.</u> of the application for a new dwelling or converted from a residential use.</p>	No: the proposed modification clarifies the intent of the policy. There is therefore no change to the identified effects of the policy against the SA objectives.
MM52	100	Policy P1	<p><i>Amend table as follows:</i></p> <p><i>Merge columns for 1 and 2 bed flats in EUA zones, so 1 & 2 bed flats require 1.5 spaces. Change the requirement for 2 bed flats in zone 1 to 1 space per dwellings in line with 2 bed houses in this zone.</i></p>	No: the proposed modifications are included for clarity and the SA/SEA of the policy (contained within Appendix 11 of the SA/SEA Environmental Report) does not explicitly set out the levels of parking provision. The proposed modification therefore does not alter the identified effects of the policy upon the SA objectives.
MM53	121	Appendix 4: Glossary	<p><i>Inclusion of a definition of a 'developable area':</i></p>	No: the proposed modification clarifies the meaning of 'developable area' and this does not result in any changes to the effects upon the SA objectives as set out in the SA/SEA Environmental Report for Submission (April 2016).
MM54	124	Appendix 4: Glossary	<p><i>Inclusion of a definition of a 'landscape buffer':</i></p> <p><i>Consequent amendments to relevant indicative site plans where these have not been picked up in other main modifications, for the following policies: Policy HSA 7, Policy HSA 9, Policy HSA 10, Policy HSA 11, Policy HSA 19, Policy HSA 21, Policy HSA 24</i></p>	No: the proposed modification clarifies the meaning of 'landscape buffer' and this does not result in any changes to the effects upon the SA objectives as set out in the SA/SEA Environmental Report for Submission (April 2016).
MM55	125	Appendix 4: Glossary	<p><i>Inclusion of a definition of a 'masterplan':</i></p>	No: the proposed modification clarifies the meaning of 'masterplan' and this does not result in any changes to the effects upon the SA objectives as set out in the SA/SEA Environmental Report for Submission (April 2016).

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MM56	126	Appendix 4: Glossary	<i>Inclusion of a definition of 'parking zones':</i>	No: the proposed modification clarifies the meaning of 'parking zones' and this does not result in any changes to the effects upon the SA objectives as set out in the SA/SEA Environmental Report for Submission (April 2016).