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Extraordinary Meeting of West Berkshire District Council

Tuesday 10 June 2025

Summons and Agenda

West Berkshire Council

To: All Members of the Council

You are requested to attend an Extraordinary meeting of

WEST BERKSHIRE DISTRICT COUNCIL

to be held in the

COUNCIL OFFICES, MARKET STREET, NEWBURY

on

Tuesday 10 June 2025

at **7.00 pm**

Sarah Clarke

Sarah Clarke
Interim Executive Director – Resources
West Berkshire District Council

Date of despatch of Agenda: Monday 2 June 2025

AGENDA

Part I

1. **APOLOGIES FOR ABSENCE**

   To receive apologies for inability to attend the meeting (if any). **(Pages 5 - 6)**

2. **DECLARATIONS OF INTEREST**

   To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' Code of Conduct. **(Pages 7 - 8)**

3. **ADOPTION OF THE WEST BERKSHIRE LOCAL PLAN REVIEW (LPR) 2023-2041**

Purpose: Following receipt of the Inspector's Report on the Examination of the West Berkshire Local Plan Review 2022-2039 (as set out in Appendix D) the Council is asked to consider adoption of the West Berkshire Local Plan Review (as set out in Appendix E) and accompanying Policies Map (as set out in Appendix F). **(Pages 9 - 1490)**

If you require this information in a different format or translation, please contact Darius Zarazel on telephone 01635 519778.

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Extraordinary Council – 10 June 2025

Item 1 – Apologies for Absence

Verbal Item

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Extraordinary Council – 10 June 2025

Item 2 – Declarations of Interest

Verbal Item

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Adoption of the West Berkshire Local Plan Review (LPR) 2023-2041

Committee considering report:	Council
Date of Committee:	10 June 2025
Portfolio Member:	Councillor Denise Gaines
Date Head of Service agreed report:	07 May 2025
Date Portfolio Member agreed report:	21 May 2025
Report Author:	Paula Amorelli
Forward Plan Ref:	C4713

1 Purpose of the Report

1.1 Following receipt of the Inspector's Report on the Examination of the West Berkshire Local Plan Review 2022-2039 (as set out in Appendix D) the Council is asked to consider adoption of the West Berkshire Local Plan Review (as set out in Appendix E) and accompanying Policies Map (as set out in Appendix F).

1.2 The report makes clear that the Council is still under the Direction set out in the letter from the Minister of State for Housing, Planning and Building Safety dated 19th December 2023 (as set out in Appendix C) which requires the Council to consider adopting the West Berkshire Local Plan Review 2022-2039 (LPR), including any Main Modifications recommended by the Planning Inspector deemed necessary to make the Plan sound. The requirement was reaffirmed in a letter dated 25 April 2025 from the Minister of State for Planning and Housing (as set out in Appendix J).

2 Recommendation(s)

2.1 That Council resolves that:

1) It is recognised that the Council is still under the Direction set out in the letter from the Minister of State for Housing, Planning and Building Safety dated 19th December 2023 (as set out in Appendix C) that requires the Council to consider adopting the LPR, including any Main Modifications recommended by the Planning Inspector deemed necessary to make the Plan sound.

2) The contents of the Inspector's Final Report (as set out in Appendix D) are acknowledged.
3) Adopts the West Berkshire Local Plan Review 2023-2041 (LPR) (as set out in Appendix E), which incorporates the Main Modifications as set out in the Inspector's Final Report, and other Additional (minor) Modifications (as set out in Appendix F).
4) Subject to recommendation 2, the West Berkshire Local Plan Review 2023-2041 replaces the West Berkshire Core Strategy 2006-2026 Development Plan Document (adopted July 2012), the Housing Site Allocations Development Plan Document (adopted May 2017) and the West Berkshire District Local Plan 1991 – 2006 (saved policies 2007 as amended in July 2012 and May 2017).
5) Subject to recommendation 2, to adopt the Policies Map (as set out in Appendix G) and publish alongside the West Berkshire Local Plan Review 2023-2041.
6) Subject to recommendation 2, to accept the content of the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Report (as set out in Appendix H) and Habitats Regulations Assessment (HRA): Addendum of Proposed Modifications (as set out in Appendix I) and publish them in accordance with Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004.
7) Subject to recommendation 2, to give delegated authority to the Executive Director of Place in consultation with the Executive Portfolio Holder for Planning and Housing to agree any further Additional (minor) Modifications to the LPR and updates to its accompanying Policies Map, as appropriate, before publication.

3 Implications and Impact Assessment

Implication	Commentary
Financial:	Budget was made available to resource the Local Plan Review Examination through 2024/25. It is estimated that the cost of preparation of a plan through to adoption is now in the region of £2million (not including officer time). The financial implications of not having an adopted Local Plan in place can exceed this should it become necessary for the Council to defend a number of applications through appeal which can be in the region of £250-£300k per major appeal. Should the Council decide not to progress in line with the Inspector's Final Report, Central Government may intervene to approve the plan. The Council must reimburse the Secretary of State for any expenditure he incurs in connection with this intervention.
Human Resource:	The Local Plan Review has been in development since 2018 and has involved significant input from across the Council as well as external expertise. It has been led by the Planning Policy team comprising of approximately 4.2 FTE professional officers as well as associated management support. Resources have also been required from across the Council to

	develop the policies and evidence base including Environment Delivery, Emergency Planning, Highways, Education, Legal, Infrastructure, Ecology, Public Health, Housing, Countryside and Development Management. Preparation of the evidence base and representation at the Examination Hearings required support from 7 specialist consultants as well as legal representation including Counsel.
Legal:	The Planning and Compulsory Purchase Act 2004 (as amended) requires the Council to keep under review the matters which may be expected to affect the development of its area or the planning of its development. The legal implications have been set out within the report. The Direction dated the 19th December 2023 has not been withdrawn; therefore should the Council not follow the requirements of the Inspector, it is highly likely that MHCLG will intervene.
Risk Management:	There is a significant risk of government intervention should the Council decline to comply with the Inspector's Final Report. MHCLG cannot force the Council to adopt the Plan but has the power to approve the Plan which would then have the same weight as an adopted plan in decision making of planning applications. In the event that central government took over the Plan, the Council must reimburse the Secretary of State for any expenditure she incurs in connection with this intervention. Not having an adopted local plan will put the Council at risk of having to plan for the additional homes required by the new government housing methodology, increasing the housing need from 495 to 1070 per annum. It is likely that poor quality speculative planning applications would be granted at appeal with associated appeal costs and resourcing implications. One of the major risks is that if the Plan is not adopted or approved by central government, a planning application for North East Thatcham would be submitted without the policy requirement for a Masterplan Supplementary Planning Document to shape the development and infrastructure delivery through public consultation. If the plan is not adopted or approved by central government, the positive environmental policies within the Plan will not carry weight to secure high quality development.

Property:	No Council owned property is directly impacted			
Policy:	As outlined in the report			
	Positive	**Neutral**	**Negative**	**Commentary**
Equalities Impact:				
A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		X		
B Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?		X		
Environmental Impact:	X			The full environmental Impacts have been considered through the Plans' Sustainability Appraisal and Strategic Environmental Assessment and have the potential to result in positive environmental impacts in some instances, arising from the policy requirements.
Health Impact:	X			There is the potential for increased opportunities for improved health indicators arising from the proposed additional homes and amenities.

ICT Impact:		X		None
Digital Services Impact:		X		None
Council Strategy Priorities:	X			Delivery of Priority Area 4 - a prosperous and resilient West Berkshire 4.D – Ensure that new housing development comes with suitable infrastructure and enhanced amenities.
Core Business:		X		
Data Impact:		X		
Consultation and Engagement:	Internal consultation has taken place with relevant teams including legal officers. The LPR has been consulted on in accordance with the statutory plan making process and the Council's Statement of Community Involvement.			

4 Executive Summary

4.1 On 8 April 2025 the Council received the Inspector's Final Report on the Examination of the West Berkshire Local Plan Review 2022-2039 (LPR) ("the Report"). The Report (as set out in Appendix D) was published on 25 April 2025. Receipt of the Inspector's Report completes the Examination of the LPR.

4.2 The Inspector concludes that with the recommended Main Modifications set out in his Report, the LPR satisfies the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended) and provides an appropriate basis for the planning of the District. He considers that the Duty to Cooperate, (which places a legal duty on the Council and other public bodies to engage constructively, actively and on an ongoing basis in the context of strategic cross boundary matters) and all other legal and regulatory requirements have been met and that the Plan is sound.

4.3 The recommended Main Modifications can be summarised as follows:

- The Plan period has been modified to be 2023 to 2041
- The inclusion of a Key Diagram

- To reflect the extension of the Plan period the overall housing requirement has been modified to a minimum of 9,270 dwellings between 2023 and 2041 (an average of 515 homes per year) rather than 8,721 to 9,146 between 2022 and 2039 (513 to 538 homes per year).

- The housing land supply has increased to 9,493 homes between 2023 and 2041 (rather than 9,057 between 2022 and 2039) and there is confirmation that the Plan identifies a supply of specific, deliverable sites for five years following the intended date of adoption.

- Policy SP17 relating to the North East Thatcham strategic allocation has been modified to propose up to approximately 2,500 homes.

- The inclusion of four additional housing allocations at Pangbourne, Thatcham and Tilehurst

- Some modifications have been made to settlement boundaries at Chieveley, Newbury, Pangbourne, Thatcham and Tilehurst to ensure they are consistent with the Settlement Boundary Review criteria.

- The employment land requirement has been modified to a minimum of 57,531 sqm for offices and 98,196 sqm for industry and warehouses between 2023 and 2041 (rather than 50,861 sqm and 91,109 sqm between 2022 and 2039).

- Policy SP2 has been modified to protect the setting of the North Wessex Downs National Landscape (AONB).

- Policy SP4 has been modified to clarify the approach to managing development around the Atomic Weapons Establishments at Aldermaston and Burghfield

- The inclusion of an additional development management policy relating to RAF Welford and Denison Barracks.

- A number of other main modifications to ensure that the Plan is positively prepared, justified, effective and consistent with national policy.

4.4 The Council is still under the Direction set out in the letter from the Minister of State for Housing, Planning and Building Safety dated 19th December 2023 (as set out in Appendix C) that requires the Council to consider adopting the LPR, including any Main Modifications recommended by the Planning Inspector deemed necessary to make the Plan sound. The requirement was reaffirmed in a letter dated 25 April 2025 from the Minister of State for Planning and Housing (as set out in Appendix J).

4.5 It is now for the Council to consider adoption of the LPR (as set out in Appendix E) and the approval of the Policies Map (as set out in Appendix G). At the same time, to also note the content of the final Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Report (as set out in Appendix H) and Habitats Regulations Assessment (HRA) (as set out in Appendix I) and to consider publishing them in

accordance with Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004.

4.6 Once adopted, the LPR becomes part of the Development Plan for the District. It then becomes an important consideration in the determination of all planning applications.

5 Supporting Information

Planning Context

5.1 In accordance with the Planning and Compulsory Purchase Act 2004 the Council is required to produce a local plan for its area. The planning system in England follows a 'plan led system' whereby national and local planning policy is set out in formal development plans (a term which can include 'local plans', 'core strategies' and 'neighbourhood plans'). Development plans are expected to be in conformity with the Government's planning policy which is set out in the National Planning Policy Framework (NPPF). Concise and up-to-date development plans should provide a positive vision for the future of an area; a framework for meeting housing needs and other economic, social and environmental priorities; and a way for local people to shape their surroundings. Planning applications must be decided in accordance with the development plan unless relevant considerations indicate otherwise.

5.2 In West Berkshire the current Local Plan plans for development up to 2026 and comprises of:

- West Berkshire Core Strategy Development Plan Document (DPD) (2006-2026) (adopted 2012)
- Housing Site Allocations Development Plan Document (adopted 2017)
- West Berkshire District Local Plan 1991-2006 (Saved Policies)

5.3 The NPPF requires that a local plan is kept up-to-date and is reviewed every five years. Legislation also requires that a local plan should look ahead over a minimum 15-year period. Therefore, to ensure we meet these policy expectations, and the related legislative requirements, the Council has prepared the West Berkshire Local Plan Review (LPR). The intention is that, if adopted by the Council, the LPR will replace the three documents listed above.

5.4 In December 2024 the government published a revised version of the NPPF. There were some significant changes to policy and practice in relation to housing need and supply as it made changes to the standard method for calculating housing need.

5.5 The NPPF requires local planning authorities to show a five year supply of housing against the housing requirement set out in adopted strategic policies, or against their local housing need (LHN) where the strategic policies are more than five years old. As

the West Berkshire Core Strategy was adopted in 2012 and is more than five years old, the housing requirement for West Berkshire is therefore currently based on the LHN.

5.6 Using the revised standard method, the LHN for West Berkshire is 1,070 homes per annum, having increased from 495 homes per annum under the previous standard method and 515 under the emerging LPR. Given the significant increase in the housing requirement, the Council is not currently able to demonstrate a five year supply of deliverable housing, pending the adoption of the LPR. This means that the 'tilted balance' in the presumption in favour of sustainable development is then generally engaged.

5.7 However, it is important to note that the NPPF sets out transitional arrangements in relation to local plans that have reached a certain stage in their preparation. This means that if the Council decides to adopt LPR, the housing requirement, including for decision-taking / development management purposes, will reduce to 515 dwellings per year. At this point the Council would once again be able to demonstrate a five-year housing land supply.

West Berkshire Local Plan Review (LPR)

5.8 The LPR sets out how much development will be planned for and where in the District development will take place over the lifespan of the Plan and is supported by a significant evidence base. Work began on the LPR in 2018 and its production has been an iterative process subject to a number of stages of public consultation.

5.9 On 31 March 2023 the LPR was submitted to the Secretary of State for independent Examination by a Planning Inspector. Mr William Fieldhouse BA (Hons) MA MRTPI, was subsequently appointed by the Secretary of State to examine the Plan. The Inspector's role is to examine the Plan as submitted: in our case the Plan as approved by Council on 1 December 2022. He is required to consider whether the submitted Plan has been prepared in accordance with the Council's Duty to Cooperate (as required by the Planning and Compulsory Purchase Act 2004 (as amended)), other legal and procedural requirements and whether it is sound (i.e. positively prepared, justified, effective and consistent with national policy). If formally asked by the Council, he can then recommend Main Modifications to the submitted Plan to ensure its soundness and ask the Council to consult on those Main Modifications.

5.10 On 19 December 2023, following concerns that the Council might withdraw the LPR from Examination, the Minister of State for Housing, Planning and Building Safety intervened and sent a letter (as set out in Appendix C) directing the Council:

- not to withdraw the LPR from Examination;
- on conclusion of the Examination, to publish the Inspector's recommendations and reasons; and
- to consider adopting the Plan, including any Main Modifications recommended by the Planning Inspector deemed necessary to make the Plan sound.

5.11 Officers were also required to regularly report to Ministry of Housing, Communities and Local Government (MHCLG) officials on the progress of the Plan. In January 2024 the Leader of the Council replied to the Minister expressing the Council's disappointment at the intervention, but confirmed the Council would not withdraw the Plan. The Examination continued to progress.

5.12 As is normal for any local plan, the content of the LPR evolved to some extent during the Examination and the Inspector gave Council officers the opportunity to suggest modifications to the Plan as part of that process. The Inspector held hearings sessions between 8 May and 3 October 2024 to discuss a number of issues upon which he required clarification. The purpose of the discussions was for the Inspector, the Council and other participants to gain the fullest possible understanding of any Main Modifications that might be required to make the LPR sound and legally compliant. Alongside this, the Council has also been able to make Additional Modifications to the Plan. These are minor, non-material changes only.

5.13 Following the hearing sessions, in December 2024, in accordance with section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended), the Council then formally requested that the Inspector recommended any Main Modifications necessary to rectify matters that made the LPR not sound and/or not legally compliant, and thus incapable of being adopted.

5.14 As required, the Council prepared a Schedule of Proposed Main Modifications and Proposed Changes to the Policies Map and updated the Sustainability Appraisal/and Strategic Environmental Assessment (SA) and Habitats Regulations Assessment (HRA). These documents were subject to public consultation for eight weeks between 6 December 2024 and 31 January 2025. A total of around 730 representations from around 270 representors were received during that period and were sent to the Inspector for consideration. The Council also prepared a report for the Inspector summarising the main issues raised in the responses and the Council's response to them. A summary report was also made available. These were all taken into consideration by the Inspector in the preparation of his Final Report.

Inspector's Report

5.15 On 8 April 2025 the Council received the Inspector's Final Report on the Examination of the LPR. The Report (as set out in Appendix D) was published on 25 April 2025. The delay in publication was (in accordance with the Code of Recommended Practice on Local Authority Publicity 2011) due to restrictions in place during the pre-election period for the Thatcham North East by-election held on 24 April 2025. Receipt of the Inspector's Report concludes the Examination of the LPR.

5.16 A summary of the key points set out in the Report in relation to both the legal compliance and soundness of the LPR is outlined below:

Legal compliance (pages 8 – 12 paragraphs 16 – 32)

5.17 The Inspector considers the Council's compliance with the Public Sector Equality Duty; the Duty to Cooperate; the requirements of the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended); the requirement to prepare a Sustainability Appraisal/and Strategic Environmental Assessment (SA); and the requirement to undertake a Habitats Regulations Assessment (HRA).

5.18 The Inspector concludes that the Council complied with the Duty to Cooperate during the preparation of the Plan. He is also satisfied the SA complied with the necessary legal requirements, that it adopted a systematic approach based on proportionate, adequate evidence and was used by the Council to inform decisions about the content of the Plan, including which sites to allocate, having regard to reasonable alternatives. In paragraph 32 he makes clear that the Plan also complies with all other relevant legal requirements.

Assessment of Soundness (pages 12 – 74 paragraphs 33 – 308)

5.19 The Inspector identifies 12 main issues upon which the soundness of the Plan depends:

1) Are the amounts of housing, industrial and warehouse, and office development that the Plan identifies as being needed justified and consistent with national policy?

2) Does the Plan set out an appropriate spatial strategy for West Berkshire, taking into account reasonable alternatives?

3) Does the Plan contain appropriate strategic policies and set out an effective framework for the preparation of neighbourhood plans that is justified and consistent with national policy?

4) Were the sites allocated in the Plan selected on the basis of adequate and proportionate evidence, and is the Plan justified by viability evidence consistent with national policy?

5) Is policy SP17, relating to a strategic allocation at North East Thatcham, justified and consistent with national policy, and would it be effective in achieving sustainable development on the site?

6) Is policy SP16, relating to a strategic allocation at Sandleford Park, justified and would it be effective in achieving sustainable development on the site?

7) Are policies RSA1 to RSA23, relating to non-strategic housing allocations, justified and consistent with national policy, and would they be effective in achieving sustainable development on the sites?

8) Does the Plan identify a sufficient supply and mix of housing sites consistent with national policy to ensure that the identified need for new homes can be met?

9) Are the policies in the Plan relating to the design, type and mix of new housing, including affordable homes, justified and consistent with national policy and will they be effective in meeting the needs of different groups in the community?

10) Will the Plan be effective in ensuring that the need for additional accommodation for Gypsies and Travellers, and Travelling Showpeople, can be met?

11) Are the policies in the Plan relating to economic development justified and consistent with national policy, and will they be effective in supporting economic growth?

12) Are the other strategic and development management policies in the Plan justified, consistent with national policy and effective?

5.20 The Report discusses each issue in turn and then sets out where it is necessary for the Submitted Plan to be modified (through Main Modifications) to ensure it is sound.

Summary of the Main Modifications

5.21 The key changes can be summarised as follows:

- The Plan period has been modified to be 2023 to 2041 (rather than 2022 to 2039)
- The inclusion of a Key Diagram
- To reflect the extension of the Plan period the overall housing requirement has been modified to a minimum of 9,270 dwellings between 2023 and 2041 (an average of 515 homes per year) rather than 8,721 to 9,146 between 2022 and 2039 (513 to 538 homes per year).
- The housing land supply has increased to 9,493 homes between 2023 and 2041 (rather than 9,057 between 2022 and 2039) and there is confirmation that the Plan identifies a supply of specific, deliverable sites for five years following the intended date of adoption.
- Policy SP17 relating to the North East Thatcham strategic allocation has been modified to propose up to approximately 2,500 homes (rather then 1,500) and to ensure the timely and coordinated provision of green, social and physical infrastructure and the achievement of sustainable development.

  The Inspector noted that:

  'Policy SP17 and Main Modifications to it, the site map and the reasoned justification have been subject to many objections from local residents, town and parish councils, local councillors and others. They were discussed at hearing sessions on 21 and 22 May, 26 June and 1 October 2024. However, the proposal is an essential part of the Plan and will make a substantial contribution to meeting the significant need for new market and affordable homes in the district over the coming years. The Main Modifications that I describe above set

out clear policy requirements and provide the Council with a range of mechanisms, including a masterplan supplementary planning document and design code, to ensure that the requirements can be met.'

- The inclusion of four additional housing allocations:

Site ref	Site name	Approx no of dwellings
CA12	Land at Henwick Park, Bowling Green Road, Thatcham	225
CA17	Regency Park Hotel, Bowling Green Road, Thatcham	45
PAN8	Land north of Pangbourne Hill, Pangbourne	25
TIL13	Land at Pincents Lane, Tilehurst	138

In relation to TIL13 Land at Pincents Lane, the Inspector noted that:

'It is clear from the many objections that have been made to planning applications to develop the site over the years, and the representations made by numerous local residents and their political representatives during the examination including in response to the proposed modifications, that there is significant community opposition to the proposal. However, the site represents a rare opportunity to provide a significant number of new homes on the edge of the Eastern Urban Area with good access to services and facilities in a highly constrained part of the district. The new homes will make a significant contribution to meeting the need for market and affordable housing, and the proposed policy will lead to the creation of a new community park with good walking and cycling links.'

- Some modifications have been made to settlement boundaries at Chieveley, Newbury, Pangbourne, Thatcham and Tilehurst to ensure they are consistent with the Settlement Boundary Review criteria.

- The employment land requirement has been modified to a minimum of 57,531 sqm for offices and 98,196 sqm for industry and warehouses between 2023 and 2041 (rather than 50,861 sqm and 91,109 sqm between 2022 and 2039).

- Policy SP2 has been modified to protect the setting of the North Wessex Downs National Landscape (AONB).

- Policy SP4 has been modified to clarify the approach to managing development around the Atomic Weapons Establishments at Aldermaston and Burghfield

- The inclusion of an additional development management policy relating to RAF Welford and Denison Barracks.

- A number of other main modifications to ensure that the Plan is positively prepared, justified, effective and consistent with national policy.

5.22 The full Schedule of Main Modifications is set out in the Appendix to the Inspector's Report (Appendix D).

Overall conclusion

5.23 The Inspector concludes that with the recommended Main Modifications set out in his Report, the LPR satisfies the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended) and provides an appropriate basis for the planning of the District. He considers that the Duty to Cooperate and all other legal and regulatory requirements have been met and that the Plan is sound.

5.24 Appendix E sets out the text of West Berkshire Local Plan Review 2023-2041 considered sound by the Inspector. It incorporates the Main Modifications as set out in the Inspector's Final Report, and other Additional (minor) Modifications proposed by the Council (as set out in Appendix F).

5.25 With the inclusion of the Main Modifications, the LPR is now different from the Plan submitted for Examination in March 2023. As was expected, the content of the LPR has evolved to some extent as part of the Examination process. The Inspector gave the community and other stakeholders the ability to make representations through the Examination process and this involvement helped inform and shape the Main Modifications included in his Final Report.

Policies Map

5.26 The Council is required to geographically illustrate policies contained in the LPR on a Policies Map. As the Policies Map is not a Development Plan Document the Inspector is unable to recommend Main Modifications to it. If a decision is taken to adopt the LPR, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted Policies Map to include all the changes proposed in the Proposed Submission West Berkshire Local Plan Review 2022-2039 Policies Map; and the further changes which were published for consultation on 6 December 2024 alongside the Proposed Main Modifications, incorporating the additional amendment identified in the Inspector's Report. The Policies Map is set out in Appendix G.

Adopting the LPR

It is now for the Council to consider adoption of the LPR (as set out in Appendix E) and the approval of the Policies Map (as set out in Appendix G). At the same time, to also note the content of the final Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Report (as set out in Appendix H) and Habitats Regulations Assessment (HRA): Addendum of Proposed Modifications (as set out in Appendix I) and to consider publishing them in accordance with Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Options

5.27 Taking into consideration the direction, which remains in force unless it is withdrawn by the Secretary of State, the choices available to the Council at this stage are restricted

to the binary options of (1) adopting the LPR (with Main Modifications) or (2) not adopting the LPR (with reasons). The Council is not entitled - as a matter of law - to make further Main Modifications. There is also no middle ground option of adopting parts of the Plan.

5.28 The Inspector's Report must be given strong consideration in the adoption decision. The merits of the Plan's policies and strategic site allocations are all matters that have been considered at depth through the Examination.

Option 1 –adopting the LPR (with Main Modifications)

5.29 There are a number of important benefits to adopting the LPR. Most importantly, the Council will have an up-to-date local plan in accordance with government requirements. This means it will be in the strongest possible position to defend against speculative and inappropriate development, particularly in the North Wessex Downs National Landscape. The Council will be able to apply positive planning policies in decision making to improve the overall quality of development across the whole of the District.

5.30 The Council will also be able to demonstrate it has a five year housing land supply. The LPR will speed up the delivery of new homes and where sites have been allocated, developers will be expected to submit policy compliant proposals. The Council will be able to prepare a Supplementary Planning Document to influence growth at North East Thatcham with the engagement of residents and stakeholders.

5.31 The LPR adds certainty to the planning process and gives greater clarity to all interested parties, including local communities and businesses, about where new development will take place. It also gives greater control to the Council over the location and quality of future development. If the Plan is adopted by the Council, it will then be able to move on to preparing the next plan aligned with this administration's strategic objectives.

5.32 The risks of taking a decision to adopt the LPR are low. The Plan (with Main Modifications) has been found sound by the Inspector. While the risk is low, it should be noted though that there is a six week window for an aggrieved party to challenge the decision to adopt the LPR by making an application to the High Court.

Option 2 – Not adopting the Plan

5.33 The risks are high in taking a decision not to adopt the LPR and there are a number of financial implications.

5.34 The Council could be challenged in the High Court and exposed to the risk of having to pay its legal costs as well and those of third parties.

5.35 The money and time that has been spent on the Plan since 2018 would have been wasted. This includes the costs of staff time, evidence base studies, consultation costs, examination costs and legal costs.

5.36 The Council's ability to control the location, quality of development and infrastructure provision secured through new development would be removed because there would

be no protection afforded by having an up-to-date local plan. This would lead to an increased risk of appeals. The financial implications would relate to the costs the Council would incur in defending decisions and possibly developers' costs awarded against the Council. Costs can be in the region of £250-£300k per major appeal.

5.37 Sites that were deemed acceptable for development in the Local Plan are likely to come forward with planning applications anyway. As the current evidence base for the LPR supports these proposals in principle, it would be difficult for the Council to substantiate refusal against the principle of development. The LPR evidence base remains valid, as do the conclusions in the Inspector's Report. There is therefore a risk of the evidence being used successfully by developers at appeal.

5.38 A planning application for North East Thatcham would be submitted without the policy requirement for a Masterplan Supplementary Planning Document to shape the development and infrastructure delivery through public consultation.

5.39 The positive environmental policies within the Plan would not carry weight to secure high quality development.

5.40 The Council would not have a five year housing land supply and the tilted balance in favour of sustainable development would be engaged. A likely increase in poor quality speculative applications in unacceptable locations would follow.

5.41 There would be a requirement to commence work immediately and more quickly on the development of a new Plan resulting in significant un-planned for expenditure this financial year. The total cost of a new plan is estimated to exceed £2m.

5.42 Finally, intervention by the Secretary of State. As set out in Section 27(5)(a) of the Planning and Compulsory Purchase Act 2004, the Secretary of State may 'approve the document, or approve it subject to specified modifications, as a local development document'. The Council must then reimburse the Secretary of State for any expenditure he incurs in connection with this intervention (although costs would be lower at this stage given the Plan has already been examined).

6 Conclusion

6.1 The Inspector examining the West Berkshire Local Plan Review 2022-2039 has concluded that the LPR provides an appropriate basis for the planning of the District, provided that a number of Main Modifications are made to it. The Council has specifically requested that the Inspector recommends any Main Modifications necessary to enable the Plan to be adopted.

6.2 The LPR was prepared for Submission to the Secretary of State over two years ago under the previous Council administration. It reflected the objectives of the Council at that time rather than the present Council's objectives. With the inclusion of the Main Modifications, the LPR is now different from the Plan submitted for Examination in March 2023. It is acknowledged that some Members may not support some parts of the Plan, but it should be noted that the Inspector gave the community and other

stakeholders the ability to make representations through the Examination process and this involvement has helped inform and shape the Main Modifications included in his Final Report.

6.3 If the Council resolves to adopt the West Berkshire Local Plan Review 2023-2041, the Plan will be formally advertised in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. This triggers a six-week period during which any person aggrieved by the LPR may make an application to the High Court under section 113 of the Planning and Compulsory Purchase Act 2004 (as amended) on the grounds that either:

(a) The document is not within the appropriate power; or

(b) A procedural requirement has not been complied with.

6.4 Once adopted, the LPR becomes part of the Development Plan for the District. It then becomes an important consideration in the determination of all planning applications.

7 Appendices

Appendix A - Equalities Impact Assessment

Appendix B - Data Protection Impact Assessment

Appendix C - Letter from Minister of State for Housing, Planning and Building Safety dated 19 December 2023

Appendix D - Inspector's Final Report on the Examination of the West Berkshire Local Plan Review 2022-2039

Appendix E - West Berkshire Local Plan Review 2023-2041

Appendix F - Schedule of Additional (minor) Modifications to the West Berkshire Local Plan Review 2022-2039

Appendix G - Policies Map

Appendix H - Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Report (including a non-technical summary)

Appendix I - Habitats Regulations Assessment (HRA): Addendum of Proposed Modifications

Appendix J - Letter from Minister of State for Housing and Planning dated 25 April 2025

Background Papers:

West Berkshire Local Plan Review 2022-2039 (as submitted)

West Berkshire Local Plan Review Examination website

Subject to Call-In: Yes: ☐ No: ☒

The item is due to be referred to Council for final approval	☒
Delays in implementation could have serious financial implications for the Council	☐
Delays in implementation could compromise the Council's position	☐
Considered or reviewed by Scrutiny Commission or associated Committees, Task Groups within preceding six months	☐
Item is Urgent Key Decision	☐
Report is to note only	☐

Wards affected: All

Officer details:

Name: Paula Amorelli
Job Title: Team Leader- Planning Policy
Tel No: 01635 519233
E-mail: paula.amorelli@westberks.gov.uk

Appendix A

West Berkshire Council
Equity Impact Assessment

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Section 1: Summary details

Directorate and Service Area	Place | Planning and Housing
What is being assessed (e.g. name of policy, procedure, project, service or proposed service change).	The Council is asked to consider the adoption of the West Berkshire Local Plan Review 2023-2041 (LPR).
Is this a new or existing function or policy?	New
Summary of assessment Briefly summarise the policy or proposed service change. Summarise possible impacts. Does the proposal bias, discriminate or unfairly disadvantage individuals or groups within the community? (following completion of the assessment).	The West Berkshire Local Plan Review (LPR) has been independently examined by a Planning Inspector. The Inspector considers the Council has complied with the Public Sector Equality Duty. He noted the Council's Equality Impact Assessment concluded that the Plan would have a positive impact on people with protected characteristics as defined in the Equality Act 2010. He had due regard to the aims expressed in section 149(1) of that Act in his consideration of several matters during the Examination including meeting the housing needs of the elderly, people with disabilities, and Gypsies and Travellers; and the provision of improved, and safe access to, open space, recreation, health, education, leisure, community and faith facilities. The Plan is inclusive of all members of the community and proposals do not discriminate against any protected characteristic.
Completed By	Paula Amorelli

Authorised By	
Date of Assessment	30/04/2025

Section 2: Detail of proposal

Context / Background Briefly summarise the background to the policy or proposed service change, including reasons for any changes from previous versions.	The West Berkshire Local Plan Review (LPR) has been independently examined by a Planning Inspector and hearing sessions were held between 8 May and 3 October 2024 to discuss a number of issues upon which the Inspector required clarification. On 8 April 2025 the Council received the Inspector's Final Report on the Examination of the LPR. Receipt of the Inspector's report completes the Examination. The Inspector concludes that with the recommended Main Modifications set out in his Report, the LPR satisfies the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended) and provides an appropriate basis for the planning of the District. Once adopted, the LPR becomes part of the Development Plan for the District.
Proposals Explain the detail of the proposals, including why this has been decided as the best course of action.	The Council is asked to consider the adoption of the West Berkshire Local Plan Review (LPR) 2023-2041 so that the Council will have an up-to-date Local Plan in accordance with government requirements. This means it will be in the strongest possible position to defend against speculative and inappropriate development. The Council will be able to apply positive planning policies in decision making to improve the overall quality of development across the whole of the District for the benefit of all members of the community.
Evidence / Intelligence	The LPR is underpinned by a detailed and robust evidence base. The Examination hearing sessions were held between 8 May and 3 October 2024 to discuss a number of issues upon which the Inspector required clarification. The purpose of the discussions at the hearings was for the Inspector, the Council and

List and explain any data, consultation outcomes, research findings, feedback from service users and stakeholders etc, that supports your proposals and can help to inform the judgements you make about potential impact on different individuals, communities or groups and our ability to deliver our climate commitments.	participants to gain the fullest possible understanding of any Main Modifications that might be required to make the LPR sound and legally compliant. Public consultation on Proposed Main Modifications took place from 6 December 2024 to 31 January 2025. The Council prepared a report for the Inspector summarising the main issues raised in the responses and the Council's response to them. A summary report was also made available. These were all taken into consideration by the Inspector in the preparation of his Final Report.
Alternatives considered / rejected Summarise any other approaches that have been considered in developing the policy or proposed service change, and the reasons why these were not adopted. This could include reasons why doing nothing is not an option.	The Council may choose not to follow the recommendations of the Inspector. As set out in Section 27(5)(a) of the Planning and Compulsory Purchase Act 2004, the Secretary of State may 'approve the document, or approve it subject to specified modifications, as a local development document'. The Council must then reimburse the Secretary of State for any expenditure he incurs in connection with this intervention.

Section 3: Impact Assessment - Protected Characteristics

Protected Characteristic	No Impact	Positive	Negative	Description of Impact	Any actions or mitigation to reduce negative impacts	Action owner* (*Job Title, Organisation)	Timescale and monitoring arrangements
Age	☐	☒	☐	Policies within the LPR will have a positive impact on people of all ages. For example, it contains policies which seek to promote the provision of specialised housing for older people, as well as the provision of sustainable and alternative modes of transport which will improve accessibility for everyone, particularly older people who may rely on public transport. The Plan is inclusive of all members of the community.	N/A		

Disability	☐	☒	☐	Policies within the LPR will have a positive impact on those with disabilities as the LPR seeks to deliver well designed, accessible places for all. Development proposals will be required to promote, support and enhance positive mental and physical health and wellbeing and thus contribute to reducing health inequalities. The Plan is inclusive of all members of the community.	N/A		
Gender Reassignment	☐	☒	☐	The LPR seeks to deliver well designed development that reduces crime and improves safety. This should therefore have a particularly positive benefit for people who are more likely to be victims of crime, including people with this protected characteristic. The Plan is inclusive of all members of the community.	N/A		

Marriage & Civil Partnership	☒	☐	☐	This group would not be affected.	N/A		
Pregnancy & Maternity	☐	☒	☐	The LPR seeks to ensure new development contributes towards the delivery of additional community and healthcare facilities and services which will be of benefit to pregnant people and people with young children. The Plan is inclusive of all members of the community.	N/A		

Race	☐	☒	☐	The LPR seeks to deliver well designed development that reduces crime and improves safety. Its policies also promote the provision of new housing, including affordable housing, along within boosting job opportunities. In addition, the LPR will safeguard and provide additional pitches for Gypsies and Travellers which will be of benefit to this racial group. The Plan is inclusive of all members of the community.	N/A		
Sex	☐	☒	☐	The LPR seeks to deliver well designed development that reduces crime and improves safety. This should therefore have a particularly positive benefit for people who are more likely to be victims of crime, including people with this protected characteristic. The Plan is inclusive of all members of the community.	N/A		

Sexual Orientation	☐	☒	☐	The LPR seeks to deliver well designed development that reduces crime and improves safety. This should therefore have a particularly positive benefit for people who are more likely to be victims of crime, including people with this protected characteristic. The Plan is inclusive of all members of the community.	N/A		
Religion or Belief	☐	☒	☐	The LPR seeks to deliver well designed development that reduces crime and improves safety. This should therefore have a particularly positive benefit for people who are more likely to be victims of crime, including people with this protected characteristic. The Plan is inclusive of all members of the community.	N/A		

Section 3: Impact Assessment - Additional Community Impacts

Additional community impacts	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner (*Job Title, Organisation)	Timescale and monitoring arrangements
Rural communities	☐	☒	☐	Policies within the LPR will have a positive impact on rural communities as the LPR seeks to promote sustainable growth within the District's rural areas, as well as to strengthen and diversify the rural economy.	N/A		
Areas of deprivation	☐	☒	☐	The LPR seeks to deliver well designed places that deliver the infrastructure required to support developments.			

Additional community impacts	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner (*Job Title, Organisation)	Timescale and monitoring arrangements
Displaced communities	☒	☐	☐	N/A			
Care experienced people	☒	☐	☐	N/A			
The Armed Forces Community	☒	☐	☐	N/A			

Section 4: Review

Where bias, negative impact or disadvantage is identified, the proposal and/or implementation can be adapted or changed; meaning there is a need for regular review. This review may also be needed to reflect additional data and evidence for a fuller assessment (proportionate to the decision in question). Please state the agreed review timescale for the identified impacts of the policy implementation or service change.

Review Date	**N/A**

Person Responsible for Review	**N/A**
Authorised By	**N/A**

EDI employee related EQiA's should now be sent to Human Resources hrenquiries@westberks.gov.uk

Appendix B

Data Protection Impact Assessment – Stage One

The General Data Protection Regulations require a Data Protection Impact Assessment (DPIA) for certain projects that have a significant impact on the rights of data subjects.

Should you require additional guidance in completing this assessment, please refer to the Information Management Officer via dp@westberks.gov.uk

Directorate:	Development and Housing
Service:	Planning
Team:	Planning Policy
Lead Officer:	Paula Amorelli
Title of Project/System:	West Berkshire Local Plan Review
Date of Assessment:	30/04/25

Do you need to do a Data Protection Impact Assessment (DPIA)?

	Yes	No
Will you be processing SENSITIVE or "special category" personal data? Note – sensitive personal data is described as "*data revealing racial or ethnic origin, political opinions, religious or philosophical beliefs, or trade union membership, and the processing of genetic data, biometric data for the purpose of uniquely identifying a natural person, data concerning health or data concerning a natural person's sex life or sexual orientation*"	☐	☒
Will you be processing data on a large scale? Note – Large scale might apply to the number of individuals affected OR the volume of data you are processing OR both	☐	☒
Will your project or system have a "social media" dimension? Note – will it have an interactive element which allows users to communicate directly with one another?	☐	☒
Will any decisions be automated?	☐	☒

	Yes	No
Note – does your system or process involve circumstances where an individual's input is "scored" or assessed without intervention/review/checking by a human being? Will there be any "profiling" of data subjects?		
Will your project/system involve CCTV or monitoring of an area accessible to the public?	☐	☒
Will you be using the data you collect to match or cross-reference against another existing set of data?	☐	☒
Will you be using any novel, or technologically advanced systems or processes? Note – this could include biometrics, "internet of things" connectivity or anything that is currently not w idely utilised	☐	☒

If you answer "Yes" to any of the above, you will probably need to complete Data Protection Impact Assessment - Stage Two. If you are unsure, please consult with the Information Management Officer before proceeding.

Department for Levelling Up, Housing & Communities

Lee Rowley MP
Minister of State for Housing, Planning and Building Safety
2 Marsham Street
London
SW1P 4DF

Cllr Lee Dillon
Leader of West Berkshire Council
Council Offices
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CEO: nigel.lynn1@westberks.gov.uk

19 December 2023

Dear Cllr Dillon

I am writing to you over concerns that West Berkshire Council ('the Council') may withdraw the emerging local plan ('the plan') from examination. The recently published agenda for the extraordinary Council meeting on 19 December indicates that withdrawal of the local plan is being considered.

The Government is clear that local plans are at the heart of the planning system, and it is essential that up-to-date plans are in place and are kept up to date. Section 19 (1) of the Planning and Compulsory Purchase Act 2004 (the 2004 Act) requires that each local planning authority must identify the strategic priorities for the development and use of land in the authority's area, and policies to address those priorities must be set out in the local planning authority's development plan documents such as the local plan.

The last West Berkshire Local Plan was adopted in 2012, withdrawing the plan at this advanced stage of preparation will extend the period in which the Council has had no up-to-date local plan in place and risks it having no up to date plan in place in the current system.

Given the Council's proposed intention to withdraw the plan, consideration has been given to the possible next steps that can be taken in connection with the failure to have an up-to-date plan in place, including intervention by the Secretary of State.

The Secretary of State has powers to intervene under section 27 of the Planning and Compulsory Purchase Act 2004 ('the 2004 Act'), if he thinks that a local planning authority is failing or omitting to do anything it is necessary for them to do in connection with the preparation, revision or adoption of their local plan. It is considered that withdrawing the plan from examination would be a clear failure by the Council of the statutory test set out in section 27(1) of the 2004 Act.

I have also considered the Local Plan intervention criteria in the 2017 White Paper "Fixing our broken housing market", to assist me in determining priority and whether intervention should take place. The applicable criteria are:

- The least progress in plan-making has been made: More than 80% of English Councils have adopted a local plan since West Berkshire (March 2012). If the Council withdraws the plan, it would be left with one of the oldest local plans in the country.
- Policies in plans have not been kept up to date: The Council committed to updating the plan some time ago with the first consultation taking place in 2018. The Adopted local plan is now over 10 years old, and it is reasonable to assume, given the commitment to update the plan several years ago, policies in the plan will not be up to date.
- There was higher housing pressure: I note in recent years the Council has performed well against the Housing Delivery Test. Whilst affordability in West Berkshire is still worse than in two thirds of the country, I cannot conclude that there is higher housing pressure, but for the reasons set out in the remainder of this letter I consider intervention is justified.
- Intervention would have the greatest impact in accelerating Local Plan production: Considering the average time taken to prepare a local plan is seven years and we are approaching the phased introduction of a new planning system, withdrawing the plan at this stage could only lead to significant further delay whilst a new plan is prepared. Intervening would therefore accelerate plan production given the current plan is submitted and at examination.
- The wider planning context in the area; the potential impact on neighbourhood planning: There are 9 designated neighbourhood planning areas in West Berkshire. Delays caused by withdrawing the plan could significantly slow down neighbourhood plan progress and could also disincentivise other communities from coming forward to start the process.

Having considered West Berkshire's performance against the intervention policy criteria and the statutory test set out in section 27(1) of the 2004 Act, I am satisfied that intervention action is justified.

Accordingly, the Secretary of State is exercising his powers under section 27 of the 2004 Act and directs the Council as follows:

1. **Per section 27(2)(b): Not to take any step to withdraw the plan from examination and report monthly (from the date of this letter) to my officials on the progress with the examination.** In accordance with section 27(8) of the 2004 Act, the Secretary of State's reason for making this direction is to avoid the unnecessary additional delay to having an up-to-date plan in place and additional expense that withdrawing the plan and preparing a new plan would cause.
2. **Per section 27(4)(b): On conclusion of the examination, to publish the Planning Inspector's recommendations and reasons.**
3. **Per section 27(5)(b): On conclusion of the examination, to consider adopting the plan, including any main modifications recommended by the Planning Inspector deemed necessary to make the plan sound.** In accordance with section 27(8) of the 2004 Act, the Secretary of State's reason for making this direction is to give the people of West Berkshire the best chance of having a sound local plan adopted in the near future, protecting the area in which they live from speculative development.

The above directions:

1. **do not prevent the Council from deciding to continue progressing the plan through examination; and**
2. **will remain in force until withdrawn by the Secretary of State.**

Should a significant delay occur to progressing the examination, or should you fail to comply with the directions in this letter, I will consider taking further intervention action to ensure that an up-to-date local plan is in place.

Notwithstanding this direction, I would like to take the opportunity to ask you to set out by 12 January 2024 any exceptional circumstances that should be taken into account when the Secretary of State considers the next steps to take in relation to the Direction and the emerging plan. To be clear, this neither alters nor removes the direction set out in this letter.

In the meantime, officials in the department will continue to engage with your officers.

Yours ever,



LEE ROWLEY MP
Minister of State for Housing, Planning and Building Safety

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The Planning Inspectorate

Report to West Berkshire Council

by William Fieldhouse BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Date: 8 April 2025

Planning and Compulsory Purchase Act 2004 (as amended)

Section 20

Report on the Examination of the West Berkshire Local Plan Review 2022-2039

The Plan was submitted for examination on 31 March 2023

The examination hearings were held between 8 May 2024 and 3 October 2024

File Ref: PINS/W0340/429/8

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Abbreviations used in this report

2004 Act	The Planning & Compulsory Purchase Act 2004 (as amended)
2012 Regulations	The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)
AONB	North Wessex Downs Area of Outstanding Natural Beauty
AWE	Atomic Weapons Establishment
The Council	West Berkshire Council
DEPZ	Detailed Emergency Planning Zone
NPPF	National Planning Policy Framework
ONR	Office for Nuclear Regulation
OSEP	Off-Site Emergency Plan
The Plan	The West Berkshire Local Plan Review 2022-2039
PPG	Planning Practice Guidance
PPTS	Planning Policy For Traveller Sites
sqm	square metres

Evidence and Examination Documents

All of the Council's supporting evidence submitted with the Plan along with documents that I issued, requested or accepted during the examination were published on the examination website. Each document has its own individual reference number such as CD1, HOU6, INF5a, etc. Where appropriate, I refer to documents by their reference numbers in this report.

Non-Technical Summary

This report concludes that the West Berkshire Local Plan Review 2022-2039 provides an appropriate basis for the planning of the district, provided that a number of main modifications are made to it. West Berkshire Council has specifically requested that I recommend any main modifications necessary to enable the Plan to be adopted.

Following the hearings, the Council prepared schedules of the proposed main modifications and policies map changes, and updated the sustainability appraisal and habitats regulations assessment. The main modifications, policies map changes and updated sustainability appraisal and habitat regulations reports were subject to public consultation over an eight week period. In some cases I have amended the detailed wording of the modification and/or added consequential modifications where necessary. I have recommended their inclusion in the Plan after considering the sustainability appraisal and habitats regulations assessment and all the representations made in response to consultation on them.

The **main modifications** can be summarised as follows:

- **Plan period** modified to 2023 to 2041 (rather than 2022 to 2039).
- Inclusion of a **key diagram**.
- **Housing requirement** modified to a minimum 9,270 between 2023 and 2041 (average of 515 homes per year) rather than 8,721 to 9,146 between 2022 and 2039 (513 to 538 homes per year).
- **Housing supply** increased to 9,493 homes between 2023 and 2041 (rather than 9,057 between 2022 and 2039) and confirmation that the Plan identifies a supply of specific, deliverable sites for five years following the intended date of adoption.
- Policy SP17 **North East Thatcham** modified to propose up to approximately **2,500 homes** (rather than 1,500) and to ensure the timely and coordinated provision of green, social and physical infrastructure and the achievement of sustainable development.
- Inclusion of four **additional housing allocations**: CA12 (225 homes) and CA17 (45 homes) at **Thatcham**; TIL13 (138 homes) at **Tilehurst;** and PAN8 (25 homes) at **Pangbourne.**
- Changes to the **settlement boundaries** at Chieveley, Newbury, Pangbourne, Thatcham and Tilehurst.
- **Employment land requirement** modified to a minimum of 57,531 sqm for offices and 98,196 sqm for industry and warehouses between 2023 and 2041 (rather than 50,861 sqm and 91,109 sqm between 2022 and 2039).
- Policy SP2 modified to protect the setting of the **North Wessex Downs AONB**.
- Policy SP4 modified to clarify the approach to managing development around the **Atomic Weapons Establishments** at Aldermaston and Burghfield
- Inclusion of an additional policy relating to **RAF Welford** and **Denison Barracks**.
- A number of other main modifications to ensure that the plan is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the West Berkshire Local Plan Review 2022-2039 ("the Plan") in terms of section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act"). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is compliant with other legal requirements and whether it is sound. The National Planning Policy Framework published in September 2021 ("NPPF") paragraph 35 makes it clear that in order to be sound, a local plan should be positively prepared, justified, effective and consistent with national policy.

2. Revised versions of the NPPF were published during the examination, in September and December 2023, December 2024 and February 2025. However, the transitional arrangements in those documents meant that I continued to examine the Plan in the context of NPPF 2021 as that remained the relevant previous version. All references to the NPPF in this report are to the 2021 version unless otherwise specified.

3. The starting point for the examination is the assumption that the Council submitted what it considered to be a sound and legally compliant plan. The West Berkshire Local Plan Review 2022-2039 submitted in March 2023[1] is the basis for my examination. It is the same document as was published in January 2023 for consultation under regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) ("the 2012 Regulations").

4. In the first few months of the examination, having considered the representations made under regulation 20 and my preliminary questions, the Council decided to carry out further work to inform consideration of whether certain aspects of the Plan were sound. Staff resource issues at the Council affected the time it took to complete that work and, later in the examination, to respond to my matters, issues and questions.

5. In May 2023, as a result of local government elections, the political administration of the Council changed. In December 2023, an Extraordinary Meeting of the Council was arranged to approve the withdrawal of the Plan under section 22 of the 2004 Act. However, prior to that meeting, the Secretary of State directed the Council not to take any step to withdraw the Plan from examination and, on conclusion of the examination, to publish my report and consider adopting the Plan including any modifications that I recommend[2].

[1] CD1.
[2] Letter from the Minister of State for Housing, Planning and Building Safety to Councillor Lee Dillon (19 December 2023).

6. Those circumstances led to considerable delay in the examination process and meant that I was unable to commence the hearing sessions until May 2024, more than a year after the Plan had been submitted.

Main Modifications

7. In accordance with section 20(7C) of the 2004 Act, the Council requested that I recommend any main modifications necessary to rectify matters that make the Plan not sound and/or not legally compliant, and thus incapable of being adopted[3]. This report explains why the recommended main modifications are necessary. The main modifications are referenced in bold in the report in the form **MM1, MM2** etc, and are set out in full in the Appendix.

8. Following the examination hearings, the Council prepared a schedule of proposed main modifications and changes to the policies map, and carried out further sustainability appraisal and habitats regulations assessment[4]. The main modifications schedule, policies map changes, and updated sustainability appraisal and habitat regulations assessment reports were subject to public consultation for eight weeks between 6 December 2024 and 31 January 2025. A total of around 730 representations from around 270 representors were received during that period.

9. I have taken account of the consultation responses in coming to my conclusions in this report and have made some amendments to the wording of the main modifications and added further modifications where these are necessary for consistency or clarity. Where appropriate I have highlighted these amendments in this report.

10. I considered whether any additional steps in the examination, such as further hearings, sustainability appraisal or public consultation, should be taken as a result of the responses to the main modifications consultation or changes I have made to the main modifications. I decided that none was necessary in the interests of fairness or to prevent prejudice to any party's interests. This is because the representations relate to matters that have been considered through the examination, and none of the changes I have made significantly alters the modified policies in the Plan other than by ensuring that they are clear and therefore effective.

Policies Map

11. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide

[3] Letter from Executive Director dated 5 December 2024 [EXAM66].
[4] EXAM62, EXAM63, EXAM64 and EXAM65.

a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map is the Proposed Submission West Berkshire Local Plan Review 2022-2039 Policies Map[5].

12. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, a number of the published main modifications to the Plan's policies require further corresponding changes to be made to the policies map. In addition, there are some instances where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are effective. These further changes to the policies map were published for consultation alongside the main modifications on 6 December 2024[6]. In this report I identify one amendment that is needed to those further changes in the light of the consultation responses[7].

13. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in the Proposed Submission West Berkshire Local Plan Review 2022-2039 Policies Map and the further changes published alongside the main modifications referred to above, incorporating the additional amendment identified in this report.

Context of the Plan

14. West Berkshire District is a unitary authority in south east England with a population of around 161,400. It is largely rural, and 74% of the area forms part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB[8]). The two largest settlements are Newbury and Thatcham, whereas suburban areas of Reading extend into the east of the district (Calcot, Purley on Thames, and Tilehurst). Two Atomic Weapon Establishments (AWE), Aldermaston and Burghfield, are located in the District between Thatcham and Reading. There are good road connections to London, Reading, Oxford and Swindon, including the M4 and the A34, and the main railway line connects Newbury to the west of England and London.

15. When adopted, the Plan will replace the saved policies of the West Berkshire District Local Plan 1991-2006 (adopted 2002); the West Berkshire Core Strategy Development Plan Document 2006-2026 (adopted 2012); and the Housing Site Allocations Development Plan Document (adopted 2017). It will then form part of the statutory development plan for the district along with the

[5] CD2.
[6] Schedule of Changes to the Policies Map [EXAM63].
[7] Amendment to the Thatcham settlement boundary in relation to modified allocation CA12.
[8] In November 2023, AONBs were rebranded National Landscapes. However, for consistency with the submitted Plan, I continue to refer to the AONB.

West Berkshire Minerals and Waste Local Plan 2022-2037 (adopted 2022), the Stratfield Mortimer Neighbourhood Plan (made 2017), the Compton Neighbourhood Plan (made 2022), the Hermitage Neighbourhood Plan (made 2024), and the Cold Ash Neighbourhood Plan (made 2024), and any other neighbourhood plans subsequently made.

Public Sector Equality Duty

16. The Council's Equality Impact Assessment[9] concluded that the Plan would have a positive impact on people with protected characteristics as defined in the Equality Act 2010[10]. I have had due regard to the aims expressed in section 149(1) of that Act in my consideration of several matters during the examination including meeting the housing needs of the elderly, people with disabilities, and Gypsies and Travellers; and the provision of improved, and safe access to, open space, recreation, health, education, leisure, community and faith facilities.

Assessment of Duty to Cooperate

17. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with the duty to cooperate imposed on it by section 33A. The Council's Duty to Cooperate Statement[11] provides information about its engagement with local planning authorities and prescribed bodies on strategic matters[12] during the preparation of the Plan.

18. The most significant strategic matters addressed during the preparation of the Plan were Reading's unmet housing need; meeting the accommodation needs of Gypsies and Travellers; a potential strategic site at Grazeley in the east of the district; the implications of AWE Aldermaston and AWE Burghfield; meeting the need for employment land; provision of health care facilities; impacts on the strategic road network; impacts on the AONB; and impacts on water quality of the River Lambourn, Kennet and Lambourn Floodplain, and Kennet Valley Alderwoods Special Areas of Conservation.

19. The mechanisms the Council used to address strategic matters with other local planning authorities and relevant prescribed bodies involved both officers and elected members. They included regular meetings of established partnership groups; specific meetings to discuss particular issues; workshops; exchanges of

[9] CD10.
[10] Age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.
[11] CD11.
[12] A "strategic matter" is (a) sustainable development or use of land that has or would have a significant impact in at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas, and (b) sustainable development or use of land in a two-tier area if the development or use is a county matter or would have a significant impact on a county matter [section 33A(4) of the 2004 Act].

written and oral technical advice; development of joint methodologies; preparation of funding bids; preparation and use of shared evidence; memorandums of understanding; and statements of common ground. The evidence indicates that those mechanisms were effective in achieving active and ongoing constructive engagement where necessary, and no local planning authorities or other prescribed bodies claim that the Council failed to comply with the duty to cooperate[13].

20. Thus, whilst I consider potential soundness issues associated with some of the strategic matters referred to above later in this report, I am satisfied that the Council complied with the duty to cooperate during the preparation of the Plan.

Assessment of Other Aspects of Legal Compliance

Local development scheme

21. The Plan was prepared in accordance with the Council's Local Development Scheme adopted in January 2023[14], although the length of the examination means that it will be adopted at a later date than envisaged when submitted.

Public consultation

22. A number of concerns were raised in representations about the nature, timing and effectiveness of the public consultation carried out during the preparation of the Plan including in relation to the Council's website, lack of public meetings, and availability of documents. However, the Council's Consultation Statement[15] demonstrates that, in preparing the Plan, it complied with its Statement of Community Involvement adopted in January 2020 as required by section 19(3) of the 2004 Act. Furthermore, whilst the Plan was submitted for examination within a month of the end of the regulation 19 consultation period, it is clear from the Consultation Statement that all of the representations were considered by the Council.

Sustainability appraisal

23. The Council carried out a sustainability appraisal of the Plan, prepared a report of the findings of the appraisal, and published the report along with the Plan and other submission documents under regulation 19[16]. A non-technical summary

[13] Council response to SPQ3 [EXAM3 20 October 2023].
[14] CD9.
[15] CD4a to CD4c.
[16] CD3a to CD3k.

was published in October 2023[17]. The appraisal was updated to assess the main modifications[18].

24. The sustainability appraisal considered reasonable alternatives to the amount of housing development to be accommodated, including above local housing need; the spatial strategy (as discussed under main issue 1 below); site allocations[19]; and, where relevant, development management policies. Whilst a number of alternatives suggested by representors were not expressly appraised, I am satisfied that, in the context of the significant constraints that exist in the district (including the AONB, the two AWEs, and areas at risk of flooding), all reasonable alternatives were considered in a proportionate manner through the ongoing sustainability appraisal during the preparation and examination of the Plan.

25. It may be the case that when the Plan was published for consultation under regulation 19 in January 2023, the Council's notification letter and other publicity material did not explicitly invite comments on the sustainability appraisal report. However, the report was made available and referred to, along with other supporting documents, and comments were made about it in various representations. The evidence, including the Council's Consultation Statement[20], clearly indicates that those comments were considered by the Council. When the updated sustainability appraisal report was published on the Council's website for consultation alongside the proposed main modifications, consultees were explicitly invited to express their views about it.

26. Therefore, I am satisfied that the sustainability appraisal complied with the necessary legal requirements, and that it adopted a systematic approach based on proportionate, adequate evidence and was used by the Council to inform decisions about the content of the Plan, including which sites to allocate, having regard to reasonable alternatives. Where relevant, I return to the sustainability appraisal, including its assessment of the reasonable alternatives, in my assessment of soundness issues later in this report.

Habitat regulations assessment

27. A habitat regulations assessment was carried out during the preparation of the Plan and updated during the examination to consider the proposed main modifications[21]. The assessment finds that the Plan, in combination with other

[17] CD3
[18] EXAM64.
[19] The sustainability appraisal was updated during the examination hearings to assess each of the allocations included in the Plan that are retained from previously adopted plans using the same methodology as that used to assess the new residential site allocation options [EXAM26C 20 May 2024].
[20] CD4a, and oral evidence at hearings on 8 May and 12 June 2024.
[21] CD8 and EXAM65.

plans and projects, has the potential to have significant effects on the integrity of the River Lambourn, Kennet and Lambourn Floodplain, and Kennet Valley Alderwoods Special Areas of Conservation. However, the assessment concludes that those in-combination effects can be avoided through a combination of strategic and proposal-specific mitigation measures. The Plan includes policies aimed at ensuring that those mitigation measures are implemented. I consider whether they will be effective in that regard later in this report, and recommend main modifications accordingly.

Strategic priorities

28. The development plan, taken as a whole, includes policies to address the strategic priorities for the development and use of land in West Berkshire. These include policies in the Plan aimed at mitigating and adapting to climate change; achieving high quality, sustainable development; meeting housing needs; supporting economic growth; enhancing town centres; promoting cultural distinctiveness; conserving and enhancing the historic and natural environment and AONB; improving green infrastructure; promoting sustainable transport; and providing infrastructure to support development[22].

Climate change

29. The development plan, taken as a whole, includes policies designed to secure that the development and use of land in West Berkshire contribute to the mitigation of, and adaptation to, climate change. These include strategic and development management policies in the Plan relating to the spatial strategy, flood risk, water quality and resources, green infrastructure, design quality, energy, air quality and transport.

Superseded policies

30. Appendix 7 in the Plan sets out a schedule of policies in the West Berkshire District Local Plan 1991-2006, the West Berkshire Core Strategy 2006-2026, and the Housing Site Allocations DPD 2006-2026 that will be superseded by policies in the Plan. However, Appendix 7 needs to be modified to clarify that a number of policies in the Housing Site Allocations DPD 2006-2026 that are not included in the Plan are superseded by policy SP12 [**MM110**]. This is necessary to ensure compliance with regulation 8 of the 2012 Regulations.

North Wessex Downs AONB

31. As required by section 245 of the Levelling-up and Regeneration Act 2023, in examining the Plan I have sought to further the purpose of conserving and

[22] Plan paragraph 3.5.

enhancing the natural beauty of the North Wessex Downs AONB. In so doing, I have taken account of the Management Plan 2019-2024[23] and other relevant evidence when considering the effects of development both within and affecting the setting of the AONB. As a consequence, and to ensure consistency with national planning policy and relevant guidance[24], I recommend a number of main modifications to the Plan. These are set out under the relevant main issues of this report.

Other legal requirements

32. The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Assessment of Soundness

Main Issues

33. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified 12 main issues upon which the soundness of the Plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

Issue 1 – Are the amounts of housing, industrial and warehouse, and office development that the Plan identifies as being needed justified and consistent with national policy?

34. National policy expects strategic policies to look ahead over a minimum 15 year period from adoption and, as a minimum, provide for objectively assessed needs for housing and other uses, as well as needs that cannot be met within neighbouring areas, other than in a number of defined circumstances[25].

Plan period

35. The submitted Plan covers the period 2022 to 2039 and assesses the quantified need for housing, industrial and warehouse, and office development on that basis. However, the Plan will not be adopted until after 1 April 2025 meaning that, to be consistent with national policy, relevant strategic policies need to look ahead to 2041. Furthermore, to reflect the standard method for calculating local

[23] LAN10.
[24] In particular, NPPF 176 and 177 and Guidance for relevant authorities on seeking to further the purposes of protected landscapes (Defra 16 December 2024).
[25] NPPF 11 and 22.

housing need[26] and the latest comprehensive evidence relating to housing land supply, the base date of the Plan should be changed to 2023. I therefore recommend that the Plan be modified to cover the period from 1 April 2023 to 31 March 2041 [**MM18 and MM30**]. I deal with the implications of this for relevant parts of the Plan in subsequent sections of this report.

Housing development

36. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Local housing need should be calculated at the start of the plan-making process using the standard method and then be kept under review and revised where appropriate as the figure may change due to the inputs being variable.

37. Paragraph 6.2 of the Plan states that local housing need calculated using the standard method was 513 dwellings per year based on 2022 data. However, the figure was 515 dwellings per year at the time the Plan was submitted for examination in March 2023 based on the latest affordability data[27].

38. Policy SP12 states that provision will be made for 8,721 to 9,146 net additional homes per year between 2022 and 2039 (513 to 538 per year). A main modification is required to delete reference to a range, as that does not establish an unambiguous housing requirement figure for the district or serve any clear purpose. Furthermore, to be up to date, the minimum housing requirement should be based on local housing need calculated using the standard method at the time the Plan was submitted for examination (515 dwellings per year), and cover the modified plan period 2023 to 2041 ie a total of at least 9,270 dwellings. These changes ensure that policy SP12 is consistent with national policy and justified [**MM18**].

39. The Council considered a higher level of housing growth than the standard method figure during the preparation of the Plan. If achieved, such a scale of development would be likely to deliver more affordable housing on market-led schemes in accordance with policy SP19, thereby reducing the expected shortfall of around 3,500 affordable homes over the plan period[28]. However, such an approach was rejected by the Council, primarily on the grounds of the environmental impacts and lack of suitable, available sites. Such a decision was reasonable, and it is not therefore necessary to modify the Plan to set a housing requirement above local housing need to deliver more affordable homes.

[26] NPPF 66 and PPG ID:2a-001-20190220.
[27] Council response to SPQ24 [EXAM3].
[28] Council response to PQ38 [EXAM2].

40. Paragraphs 6.5 and 6.6 in the Plan refer to Reading Borough Council having identified a shortfall of 230 dwellings in their current local plan period to 2036, and to this need being met in the West of Berkshire area. However, it is clear from evidence that became available during the examination that Reading Borough Council can now identify more than sufficient supply to meet their current local plan requirement[29]. It is not necessary, therefore, to modify policy SP12 to increase the housing requirement above local housing need to make provision for unmet need in Reading. However, the reasoned justification needs to be modified to reflect the latest evidence relating to Reading's housing supply; this will ensure the Plan is justified and effective [**MM19**]. Housing needs in West Berkshire, Reading and other neighbouring authorities will need to be considered again in future reviews of the relevant local plans in the context of current NPPF; there is no need to modify the Plan further in that regard.

Industrial and warehouse development

41. Paragraph 7.8 in the Plan refers to a minimum requirement of 91,109 sqm of industrial floorspace or 23 hectares of land between 2022 and 2039. This is based on analysis of past trends, labour demand and supply, economic forecasts, the local property market and potential impacts of the COVID pandemic[30]. As the requirement figure in the Plan reflects the highest growth scenario based on past trends, it represents a positive approach. However, the Plan needs to be modified so that the requirement applies to the modified plan period, and is set out in policy rather than only in the reasoned justification. Policy SP20 and the reasoned justification should, therefore, refer to a minimum requirement of 98,196 sqm for the period 2023 to 2041 [**MM30** and **MM31**]. This will ensure that the Plan is justified, effective and consistent with national policy.

42. I deal later in this report with whether the Plan identifies sufficient land to ensure that the minimum requirement for additional industrial and warehouse floorspace can be met.

Office development

43. Paragraph 7.4 in the Plan refers to a need for a net increase in office floorspace of 50,816 sqm to 2039. This is based on the same evidence as the requirement for industrial and warehouse floorspace described above. For the same reasons, policy SP20 and reasoned justification need to be modified to refer to a minimum requirement of 57,531 sqm of additional office floorspace for the

[29] Council response to AP4 [EXAM26]
[30] Employment Land Review 2020 and Addendum 2022 [EMP3 and EMP4]

period 2023 to 2041 [**MM30** and **MM31**]. Again, I consider the Plan's approach to the supply of office floorspace later in this report.

Conclusion

44. I therefore conclude that policies SP12 and SP20, and associated reasoned justification, need to be modified as described above to ensure that they are sound in terms of setting minimum requirements for the amount of housing, industrial and warehouse, and office development in the district.

Issue 2 – Does the Plan set out an appropriate spatial strategy for West Berkshire, taking into account reasonable alternatives?

45. Policy SP1 sets out a development strategy based on different approaches in three distinct spatial areas (Newbury and Thatcham; the Eastern Area; and the North Wessex Downs AONB) and the settlement hierarchy defined in policy SP3. There are a number of other policies in the Plan that also form key parts of the spatial strategy including SP2 (the AONB); SP4 (AWE Aldermaston and AWE Burghfield); and DM2 (separation of settlements around Newbury and Thatcham).

46. Before looking at each of those elements of the spatial strategy, I consider whether they were chosen having regard to consideration of reasonable alternatives in the context of the settlement pattern and other relevant characteristics of the district.

Settlement hierarchy

47. Policy SP3 defines a settlement hierarchy comprising three urban areas; six rural service centres; eight service villages; and a number of smaller settlements listed in Appendix 2 with settlement boundaries defined on the policies map. The hierarchy was defined based on a reassessment of that in the adopted Core Strategy to take account of each settlement's current roles, infrastructure and services.

48. Specifically, the assessment used a scoring system based on an audit of services and facilities including rail and bus services; convenience stores; post offices; schools; GPs and pharmacies; community centres; libraries; sport and recreation facilities; places of worship; public houses; and employment opportunities. However, it also inevitably necessitated judgements to be made, based on that consistent and systematic evidence base, about the role and character of each settlement and its relationship to others.

49. Whilst certain places could no doubt have been categorised differently for a variety of reasons, I am satisfied that the approach taken by the Council was based on adequate and proportionate evidence and reasonable in the context of relevant national policy and guidance relating to sustainable development, accessibility, community facilities and the vitality of rural communities.

Reasonable alternative spatial strategies

50. Two broad spatial strategy options were considered during the preparation of the Plan: retaining the approach in the adopted Core Strategy based on four spatial areas (Newbury/Thatcham; AONB; Eastern; and East Kennet Valley); and a revised spatial strategy based on three spatial areas (Newbury/Thatcham; AONB; and Eastern/East Kennet Valley combined), with an increased focus on Newbury and Thatcham.

51. As part of this, consideration was given to options for distributing housing development including: rolling forward the distribution from the adopted Core Strategy; increased focus on the Eastern Area (Grazeley); reduced focus on the AONB; continued focus on Newbury; and increased focus on Thatcham.

52. In the context of the settlement pattern in the district; the significant constraints to development including flood risk, the AWEs and the AONB; and the Council's strategic priorities, the Plan's spatial strategy is appropriate taking account of the reasonable alternatives. In particular, it strikes an appropriate balance between seeking to meet the identified need for development in the most accessible locations in and around the main settlements, particularly Newbury and Thatcham, and protecting the natural environment and landscape quality of the district, whilst also supporting rural communities.

53. I turn now to consider each of the elements of the spatial strategy set out in policies SP1 to SP4: Newbury and Thatcham; North Wessex Downs AONB; and the Eastern Area.

Newbury and Thatcham Area

54. Policy SP1 seeks to ensure that Newbury retains its key role as the administrative centre and major town centre, is a focus for housing and business development, and the main focus for office development. Thatcham is described as a focus for housing and business development, regeneration and improved services and facilities, whilst the villages surrounding Newbury and Thatcham are expected to retain their existing roles. The Plan proposes a large allocation on the edge of both Newbury and Thatcham, along with five other allocations in the area. The West Berkshire Strategic Vision 2050[31] provides the

[31] SET3a to SET3e (2022).

strategic context for this approach, and modifications are required to refer to this in order to ensure the Plan is justified and consistent with national policy[32] [**MM1**, **MM24** and **MM26**]. I consider whether each of the allocations in the Newbury and Thatcham area is sound later in this report, but the land supply identified in the submitted Plan has capacity for around 7,000 new homes proposed in this part of the district[33]. For the reasons set out later in this report, I recommend modifications to increase the capacity of the North East Thatcham strategic site and include two additional allocations at Thatcham. This would further boost the supply in the Newbury and Thatcham area which is consistent with the objectives of policy SP1.

55. In order to prevent the coalescence of Newbury and Thatcham and to maintain the separate identity of the distinct settlements around both towns, policy DM2 states that development which would detract from the open or rural character of five gaps between settlements (which are defined on the policies map[34]) will not be permitted and states that development will only be allowed if two criteria are met. This restrictive approach is justified given that suitable land has been allocated for development in and on the edge of the two towns, and the important role that the remaining gaps, which are limited in extent, perform in preventing the merging of the named settlements, safeguarding their individual identities, maintaining a strong sense of place, and protecting the landscape character of the surrounding countryside. Whilst the designated gaps include some developed sites in use and disused brownfield land, including Newbury Leisure Park, this does not undermine their strategic purpose. Furthermore, development is not ruled out on such sites within the gaps provided that it meets the requirements of policy DM2 and other relevant policies in the Plan.

56. The large scale development at North East Thatcham proposed in policy SP17 (which I consider in detail under main issue 5) would reduce the gap between the town and the village of Upper Bucklebury. Modifications to the reasoned justification for policy SP17 explain that a revised settlement boundary to Thatcham will be defined in a review of the Plan when the extent of the built up area has been determined through the masterplanning and planning application processes and that consideration will then be given to whether a gap needs to be defined between the two settlements in line with policy DM2 through an update to the Plan [**MM26**]. That represents a justified approach that will be effective in helping to safeguard the separate identity of Upper Bucklebury and its landscape setting in the long term.

North Wessex Downs AONB

57. Policy SP1 states that there will be appropriate and sustainable growth in the AONB, which covers around 74% of the district. Policy SP2 refers to

[32] NPPF 22.
[33] EXAM21.
[34] Newbury; Thatcham; Donnington; Enborne Row/Wash Water; Cold Ash; and Ashmore Green.

development supporting local communities and the rural economy in the AONB. The evidence indicates that small site windfalls are anticipated to deliver fewer than 450 homes in the whole of the AONB over the plan period[35] which the Council concluded would be insufficient to achieve the aims of the spatial strategy. Consideration was therefore given during the preparation of the Plan to identifying suitable and available sites that could be allocated for 10 or more dwellings on the edge of towns and villages in the AONB having regard to the settlement hierarchy and an assessment of the potential impact on landscape character.

58. A total of ten allocations in the AONB are included in the Plan which, collectively, have capacity for around 350 dwellings. These allocations, along with sites under construction or with planning permission, sites to be allocated in neighbourhood plans, and anticipated windfalls mean that a total of just over 1,000 homes are expected to be built in the AONB in the plan period[36]. This would be consistent with the Plan's spatial strategy and with national policy aimed at maintaining and enhancing rural communities. Whilst I consider whether each of the allocations is sound later in the report, I am satisfied that at a strategic level there are exceptional circumstances to justify allocating sites for major development in the AONB based on the clear need for the development, the fact that the particular local needs could not be met outside the AONB, and the fact that landscape impacts have been appropriately assessed and can be effectively mitigated[37].

59. Overall, therefore, the spatial strategy relating to the AONB is justified and consistent with national policy. Whilst the Plan does not allocate sites at some rural service centres in the AONB this is because no suitable sites were identified having regard to the likely landscape impact or because sites are to be allocated in forthcoming neighbourhood plans. For the reasons set out later in this report, I recommend a modification to allocate an additional site for 25 dwellings at Pangbourne, one of the rural service centres in the AONB. Given my findings above, there is certainly no strategic reason why the Plan needs to be modified to include additional allocations in the AONB.

60. However, a modification is required to the reasoned justification to policy SP2 to clarify that exceptional circumstances have been demonstrated to justify the major development allocations in the AONB and therefore proposals that meet the requirements of the relevant allocation policy, along with other relevant policies, will be deemed to be in accordance with the development plan and consistent with national policy [**MM5**]. This will ensure that the Plan is justified,

[35] EXAM21.
[36] EXAM21.
[37] HOU6 chapter 5.

and provide an effective approach for preparing and determining planning applications in the future.

61. The Plan sets a requirement for the Hungerford and Lambourn neighbourhood plans to identify sites for 55 and 25 homes respectively. I consider whether that is justified later in this report. However, it is necessary to modify the reasoned justification to policy SP2 to clarify that if neighbourhood plans propose major development in the AONB to meet those requirements they would need to demonstrate exceptional circumstances [**MM5**]. This will ensure consistency with national policy and an effective approach for preparing neighbourhood plans in the future.

62. A modification is required to policy SP2 to clarify how proposals affecting the setting of the AONB will be assessed, including with regard to the interrelationship with the AONB and its landscape character and special qualities, and proposals being sensitively located and designed to avoid or minimise any adverse impacts on the AONB [**MM4**]. This will ensure consistency with national policy and provide an effective development management policy.

63. Policy SP2 and paragraphs 4.27 and 4.28 set out an approach to determining what constitutes major development in the AONB and how proposals for such development will be assessed. National policy is clear that whether a proposal is major development is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the AONB was designated. Whilst some of the detailed wording in the policy and reasoned justification differs somewhat from that in the NPPF, and further information is included, I am satisfied that there is no significant inconsistency with national policy and that decision makers will still have the role of determining whether any particular proposal does represent major development. Moreover, given that a large proportion of the district is within the AONB, and the fact that the Council receives a high number of planning applications each year for development within the designated area, the inclusion of such a policy in the Plan sets out a clear approach to provide an effective context for preparing and determining planning applications on a consistent basis.

64. As referred to earlier in this report, the Levelling Up and Regeneration Act 2023 amended the statutory duty relating to AONBs. In November 2023, AONBs were rebranded National Landscapes. Whilst the Council may wish to make minor, additional modifications to the Plan to reflect these changes, they do not affect the soundness of the Plan and therefore I am not recommending any main modifications as a consequence of them.

Eastern Area

65. Policy SP1 identifies Theale as the focus for additional housing in the Eastern Area. However, the policy is silent on the role of the Eastern Urban Area identified in the settlement hierarchy (which comprises Calcot, Purley on Thames and Tilehurst on the western edge of Reading). A main modification is therefore required to policy SP1 to define the Eastern Urban Area as a focus for housing development to ensure an effective and justified approach [**MM3**].

66. Much of the land in the Eastern Area is constrained by flood risk and restrictions around the two AWEs. Thus despite its location close to Reading, and the presence of rural service centres of Burghfield Common, Mortimer and Theale, the new allocations in the submitted Plan collectively only have capacity for around 100 dwellings contributing to a total of around 1,500 dwellings in the area taking account of commitments, windfalls and allocations in the made Stratfield Mortimer neighbourhood plan. No other sites were considered to be available and suitable in the Eastern Area when the Plan was submitted.

67. However, for reasons set out elsewhere in this report, modifications are required to increase the housing land supply identified in the Plan, taking account of evidence that became available during the examination that demonstrates that a number of omission sites are suitable for housing development. One of those sites (TIL13 Pincents Lane, Tilehurst) is in the Eastern Area, and its inclusion in the Plan would increase the supply in this part of the district which would assist in the delivery of the spatial strategy.

Settlement boundaries

68. The settlement boundaries defined in the Plan, along with the settlement hierarchy defined above, make a significant contribution to the definition and implementation of the spatial strategy. This is because policies SP1 and SP3 make clear that development within the boundaries of the settlements in the hierarchy will be supported, whereas all land outside settlement boundaries (including that within hamlets and isolated groups of dwellings) will be treated as open countryside where development will be more restricted.

69. The settlement boundaries were defined using a landscape-led approach and specific criteria to determine what land and buildings on the edges of the built up areas should be included or excluded[38]. The intention was to define the existing built up area, and exclude land that more closely related to the wider countryside. Alternative approaches could have been taken, for example to draw the boundaries more loosely with the aim of facilitating small scale, edge of settlement windfall development, or development within the grounds of existing institutions that adjoin the main built up area. However, I am satisfied that the methodology used by the Council was reasonable in the context of the

[38]The methodology used to carry out the settlement boundary review is summarised in Appendix 2 to the Plan and described more fully in SET9.

spatial strategy and based on adequate and proportionate evidence such that the resultant boundaries defined on the policies map are in the most part justified and will be effective in helping to deliver the Plan's strategic objectives in a manner that is consistent with national policy.

70. That said, there are a limited number of instances where changes need to be made to the settlement boundaries as defined on the policies map such that they are justified in the context of the methodology used and will be effective in implementing the spatial strategy and relevant policies. Those changes include land at Morphetts Lane, Chieveley; Sandleford Park, Newbury; Pincents Lane retail park, Tilehurst; and Colthrop industrial estate, Thatcham.

71. The inclusion of the latter two commercial areas is consistent with the methodology which allowed consideration of employment and leisure uses located on the edge of settlements to take account of their scale, functionality and visual and physical relationship with the settlement. Colthrop industrial estate is outside the policy DM2 strategic gap, and the modified settlement boundary is contiguous with the designated employment area and allocation ESA1 meaning that any proposals for development within it would be subject to policies SP20, ESA1 and DM32.

72. Consequential changes to the settlement boundaries will also need to be made as a result of the four additional allocations that I recommend as main modifications later in this report. Having considered the representations made in response to the main modifications' consultation, I recommend that the settlement boundary to the north of modified allocation CA12 Henwick Park be changed to accurately reflect the 95 metre contour line and the extent of the landscape buffer.

73. For the reasons set out in paragraph 56 above and under main issue 5, the Thatcham settlement boundary needs to be changed to exclude the North East Thatcham allocation.

74. All of the changes to the settlement boundaries defined on the policies map were subject to consultation alongside the main modifications, other than the subsequent amendment I recommend in relation to CA12 Henwick Park.

Development outside settlement boundaries

75. Policies SP1 and SP3 make clear that all land outside the defined settlement boundaries (including that within hamlets and isolated groups of dwellings) will be treated as open countryside where development will be more restricted as set out in policies DM1 and DM35.

76. As a strategic approach this provides clarity and a reasonable degree of certainty about where different forms of development will and will not be permitted. Policy DM1 provides an overview of the types of residential development that may, exceptionally, be permitted outside settlement boundaries provided it is appropriately designed and located. More detailed policies for those types of development are then set out in subsequent DM policies which I deal with as necessary later in this report. However, for clarity and to be effective, policy DM1 needs to be modified to cross refer to the subsequent relevant polices, and an additional category relating to student or staff accommodation associated with existing educational and institutional sites in the countryside (policy DM38) needs to be added. The final paragraph of DM1 needs to be deleted as it summarises requirements set out more clearly in other parts of the Plan and introduces an ambiguous and unjustified requirement relating to cumulative impact. These changes [**MM73**] will ensure that policy DM1 is justified and effective.

77. I deal with policy DM35, which relates to economic development in the countryside, under main issue 11 later in this report.

AWE Aldermaston and AWE Burghfield

78. There are two AWEs at Aldermaston and Burghfield in the Eastern Area which are core to supporting national defence and security. Paragraph 4.38 sets out the key legislation that applies as a result of the quantities and types of hazardous material involved. Paragraphs 4.44 to 4.58 summarise the approaches relating to Detailed Emergency Planning Zones (DEPZ), Outer Consultation Zones and 12km Consultation Zones.

79. Policy SP4 aims to control development in the vicinity of the AWEs in the interests of public safety and to prevent external hazards to the two sites. It states that planning permission is likely to be refused for development in the DEPZ that could lead to an increase in residential or non-residential populations thus impacting on the Off-Site Emergency Plan (OSEP), especially when the Office for Nuclear Regulation (ONR) and/or Ministry of Defence (MoD) advise against or object to the development. Policy SP4 goes on to set out consultation arrangements for different types of development in the DEPZ, 5km Outer Consultation Zones and 12km Consultation Zones for the two AWEs. The zones are defined on the policies map and indicated on maps in Appendix 3.

80. It is not my role to examine the extent of the zones, or the OSEP and data about population, household size, numbers of existing homes or other matters that it is based on or will be used to help implement it. Nor is it my role to scrutinise the way in which the Council and other relevant bodies have assessed development proposals in the context of the AWEs in the past or speculate about how they

may do in the future. Rather, my concern is with the soundness of policy SP4, and in particular whether it will be effective in helping to ensure public safety and that the AWEs will not be adversely affected by the impact of other development in the area. In so doing, I assume that the relevant regulatory regimes will operate effectively[39].

81. In principle, the approach in policy SP4 is consistent with national policy which expects planning policies to recognise and support development required for operational defence and security purposes and ensure that operational sites are not affected adversely by the impact of other development proposed in the area. Local planning authorities should consult the appropriate bodies for development around major hazard sites[40].

82. However, to be effective and justified, policy SP4 needs to be modified [**MM8**] so that it is clear that development within the zones will be managed in the interests of public safety and to ensure that any proposed development does not adversely affect the defence related operation or capability of the AWEs, and to set out the circumstances when planning permission will be refused for development in the DEPZ or in the consultation zones. Having considered the responses to the consultation, I have amended the modification to clarify that the ONR and AWE / MoD will be consulted on all proposals which will lead to any increase in the residential or non-residential population of the DEPZ (including visitors and workers). This will ensure that those bodies will be able to assess the impact on the OSEP, including the cumulative impact of small scale developments. However, it is not justified to amend the modification to state that planning permission will be refused for all such developments prior to such assessment being undertaken in the context of the OSEP at the time.

83. The reasoned justification and Appendix 3 need to be modified accordingly [**MM9** and **MM108**], and to clarify that the extent of the DEPZ and consultation zones could change during the plan period. I have amended the modification to the reasoned justification to clarify that policy SP4 applies to all development proposals in the land use planning consultation zones, irrespective of whether they comply with other policies including SP1, SP3 and SP20.

84. The Plan could potentially have included a less restrictive approach to allow more development in and around settlements defined in the hierarchy in the Eastern Area in accordance with the spatial strategy where it could be shown on a case by case basis that public safety would not be compromised. Alternatively, it could have set out an even more restrictive approach, or have provided more detail about the circumstances in which development may be allowed or refused. However, I am satisfied that, subject to my recommended main modifications, the Plan sets out a justified and effective policy for

[39] NPPF 188.
[40] NPPF 45 and 97.

controlling development in the vicinity of the AWEs consistent with national policy. This is based on the Council's experience of dealing with planning applications and appeals in the relevant parts of the district over the last few years, and the expert advice from representatives of the ONR and the AWE / MoD.

85. The approach to controlling development around the AWEs set out in policy SP4 was applied during the preparation of the Plan, including in determining which sites are suitable for development. This had the effect of limiting the amount of development in the Eastern Area, as referred to above. There are two allocations within the DEPZ, RSA24 New Stocks Farm, Aldermaston (8 Traveller pitches) and RSA12 Pondhouse Farm, Burghfield (100 dwellings). Both of these have planning permission and were taken into account in the OSEP. In addition, there are two housing allocations and three employment allocations within the 5km Outer Consultation Zones: RSA8, RSA13, ESA4, ESA5 and ESA6. None of these developments would be contrary to policy SP4. The AWEs were, therefore, taken appropriately into account in determining the spatial strategy and identifying suitable sites for allocation.

Key diagram

86. National policy expects local plans to indicate broad locations for development on a key diagram. It is necessary, therefore, to modify the Plan to include a key diagram [**MM2**].

Conclusion

87. I conclude, therefore, that subject to the main modifications described above the Plan sets out an appropriate spatial strategy for West Berkshire, taking into account reasonable alternatives.

Issue 3 – Does the Plan contain appropriate strategic policies and set out an effective framework for the preparation of neighbourhood plans that is justified and consistent with national policy?

88. There are four made neighbourhood plans in the district, Stratfield Mortimer (2017), Compton (2022), Hermitage (2024), and Cold Ash (2024), along with seven other designated neighbourhood areas: Newbury; Thatcham; Burghfield; Tilehurst; Enborne; Hungerford and Lambourn.

Strategic policies

89. The Plan identifies 24 strategic policies: SP1 to SP24. Neighbourhood plans will be required to be in general conformity with those policies[41]. In many respects, they are consistent with the criteria set out in national policy and guidance relating to the purpose and nature of strategic and non-strategic policies including in terms of addressing the Council's strategic priorities for the development and use of land in West Berkshire[42]. However, for reasons set out elsewhere, modifications are required to the detailed content of some of those policies to ensure that they are sound, including in terms of providing a clear framework for neighbourhood plans.

90. Strategic policies SP13 to SP15 list sites allocated for residential development in different parts of the district, and SP21 lists sites allocated for employment development. Chapter 8 of the Plan is entitled "non-strategic site allocations", and contains policies for the sites listed in SP13 to SP15 and SP21. This approach means that the Plan contains unnecessary duplication and creates ambiguity about whether the allocations listed are subject to a strategic policy that a neighbourhood plan would need to be in general conformity with. This can be rectified by the deletion of policies SP13, SP14, SP15 and SP21 and the insertion of additional text and tables in chapter 8 to summarise the allocations in each spatial area to ensure the Plan is effective [**MM20** to **MM22** and **MM32**, **MM36, MM44, MM54** and **MM67**]

Housing requirements for neighbourhood areas

91. Policies SP13, SP14 and SP15 in the submitted Plan include housing requirement figures of 55 and 25 dwellings for Hungerford and Lambourn respectively, with all other designated neighbourhood areas having a zero requirement. The figures take account of current commitments and any allocations in the Plan in those areas, along with the Council's assessment of potential opportunities for further development, in the context of the Plan's spatial strategy and settlement hierarchy. The figures also take account of the intentions of the relevant parish or town council in terms of the nature and purpose of the forthcoming neighbourhood plan, including whether it intends to make any allocations.

92. I consider under main issue 8 whether the assumption in the Plan that sites allocated in the Hungerford and Lambourn neighbourhood plans will collectively deliver 80 homes is justified. However, I am satisfied that the requirement figures for those areas, and the zero figures for other areas, are based on proportionate evidence and an approach that is consistent with national policy which expects housing requirements for designated neighbourhood areas to

[41] NPPF footnote 18.
[42] NPPF 17 to 23 and 28, and PPG ID-41-076-20190509

reflect the overall strategy for the pattern and scale of development and any allocations.

93. With the deletion of policies SP13, SP14 and SP15, the figures for neighbourhood areas need to be included in policy SP12 which deals with strategic matters relating to housing requirement and supply. Policy SP12 and its reasoned justification also need to be modified to state that the Council will supply a housing requirement figure for each neighbourhood area when a neighbourhood plan is being prepared or updated, and that sites allocated in the Plan do not count towards meeting the requirement for the neighbourhood area [**MM18** and **MM19**]. These modifications will ensure that the Plan is effective and consistent with national policy.

Allocations in neighbourhood plans

94. Policy SP3, relating to the settlement hierarchy, needs to be modified to make clear that neighbourhood plans can allocate non-strategic sites (but not strategic sites) within and adjoining the settlement boundaries of the urban areas, rural service centres and service villages defined in the Plan. The reasoned justification also needs to be modified to explain that any allocations in neighbourhood plans that are within the settlement boundaries defined in the Plan would not count towards meeting the target figures in policy SP12 because to do so would not be consistent with the assumptions made about the district's overall housing land supply. The reasoned justification to policy SP20 needs to be modified to clarify that any employment allocations in neighbourhood plans would be additional to those in the Plan. These modifications [**MM6**, **MM7 and MM31**] will ensure consistency with national policy and an effective approach for the preparation of neighbourhood plans consistent with the Plan's spatial strategy.

95. For the reasons set out under main issue 2 above, the reasoned justification to policy SP2 needs to be modified to clarify that if neighbourhood plans include allocations that propose major development in the AONB they would need to demonstrate exceptional circumstances [**MM5**].

Appendix 6

96. Appendix 6 in the Plan is entitled "How policies are applied in a neighbourhood planning context". However, a modification is required to delete that Appendix as it is not consistent with relevant legislation and national policy and because the Council's website includes information about neighbourhood planning which is kept under review and updated as appropriate [**MM109**].

Conclusion

97. Subject to the main modifications that I refer to above, the Plan contains appropriate strategic policies and sets out an effective and justified framework for the preparation of neighbourhood plans.

Issue 4 – Were the sites allocated in the Plan selected on the basis of adequate and proportionate evidence, and is the Plan justified by viability evidence consistent with national policy?

98. During the preparation of the Plan it was clear to the Council that sites allocated in existing adopted plans and neighbourhood plans and/or with planning permission plus windfalls would not be sufficient to meet housing needs over the plan period. The Council therefore made a call for sites in winter 2016/17 and again in late 2018. This led to around 300 sites being promoted as potential allocations.

99. All sites were assessed in the Housing and Economic Land Availability Assessment in February and December 2020, and then again in January 2023, taking account of relevant available evidence, specialist advice and site visits. Potentially suitable sites were also subject to sustainability appraisal at regulation 18 and 19 stages. Some sites were deemed to not be suitable in accordance with the spatial strategy, for example, those at a settlement outside the hierarchy or in the countryside detached from any settlement boundary. Others were judged to not be suitable or developable for reasons such as poor access, flood risk or landscape impact. In parallel with the availability assessment and sustainability appraisals, other technical work was carried out to inform the preparation of the Plan and the choice of allocations. These included transport assessments, flood risk assessments, water cycle studies, and landscape sensitivity studies and character assessments.

100. Once the Council decided that the Plan was to allocate a large strategic site at Thatcham (the justification for which is considered under the next main issue), a number of smaller sites on the edge of the town were not considered necessary to allocate. That is a matter that I return to later when considering whether the housing land supply in the Plan is sufficient.

Strategic road network

101. Transport assessments were carried out in 2020 and 2021 along with further modelling in 2022. In response to representations by National Highways and Hampshire County Council, and ongoing discussions, further work was carried out in 2023 and 2024 and a statement of common ground agreed[43]. Based on that, I am satisfied that the development proposed in the Plan will not have an

[43] EXAM25 (3 May 2024) and EXAM26 (17 May 2024).

unacceptable impact on highway safety or severe residual cumulative impacts on the strategic road network.

River Lambourn SAC nutrient neutrality

102. Several of the allocations in the Plan (as well as some other sites with planning permission assumed to deliver dwellings required to meet housing needs over the plan period) are within the hydrological catchment of the River Lambourn Special Area of Conservation which is vulnerable to changes in water quality from nutrients. In January 2024, legislation came into effect that means that wastewater treatment works are required to meet specified nutrient removal standards by 1 April 2030[44]. The relevant treatment works in the River Lambourn catchment are expected to have the necessary upgrades by the end of 2025 meaning that an obstacle that has prevented many developments in the area over recent years will be removed.

103. Notwithstanding that, additional mitigations will be required to achieve nutrient neutrality and therefore the Council, in partnership with Natural England, has developed a strategy and guidance to identify appropriate mitigations which may be on or off site. Whilst there have been some delays in finalising aspects of the guidance, it is clear that considerable progress has been made in addressing the detailed technical issues such that planning applications will now be able to be determined. The selection of the allocations which require the development to demonstrate nutrient neutrality through a project level HRA and for mitigation to be in place and operational prior to any nutrient pollution being discharged is, therefore, justified, and the relevant policies should be effective meaning that there is a realistic prospect of those sites delivering the dwellings proposed in a timely manner.

Viability

104. A viability assessment was carried out during the preparation of the Plan[45]. This was undertaken by an experienced, appropriately qualified consultancy in accordance with national planning policy guidance and industry good practice using proportionate, up to date evidence relating to the development values, costs (including those relating to policy requirements such as affordable homes, energy efficiency, and biodiversity net gain) and land values. Whilst it is possible that some costs may be higher than assumed, it is also possible that others could be lower and / or development values higher; this is reflected in some of the sensitivity tests included in the assessment.

[44] The Designation of Sensitive Catchment Areas Notice 2024.
[45] VIA1a to VIAf.

105. The whole plan viability assessment used a typology-based approach, reflecting the nature of the potential allocations, to consider the viability of residential development. In addition to that, a number of the allocations are subject to site specific viability assessments undertaken on behalf of the owners or promoters. Overall, the evidence indicates that the total cumulative cost of all relevant policies is unlikely to undermine the viability of the development that the Plan assumes will take place during the plan period.

Conclusion

106. I am satisfied, therefore, that the sites allocated in the Plan were selected on the basis of adequate and proportionate evidence, and that the Plan is justified by viability evidence consistent with national policy.

Issue 5 – Is policy SP17, relating to a strategic allocation at North East Thatcham, justified and consistent with national policy, and would it be effective in achieving sustainable development on the site?

Introduction

107. Policy SP17 proposes approximately 1,500 new homes during the plan period on a greenfield site of around 170 hectares on the north east edge of Thatcham. The southern boundary of the allocation is around one kilometre from the town centre and the railway station. To the south runs the A4 and Floral Way, and to the north lies the village of Upper Bucklebury within woodland on top of a hill that forms part of the North Wessex Downs AONB. Not far to the east and west of the site are the villages of Midgham and Cold Ash respectively.

108. The new homes, at least 40% of which would be affordable, would be accompanied by local shops; a GP surgery; a primary school; early years provision; land for secondary school provision; a community centre; formal and informal sports pitches; other green infrastructure including a community park; and transport infrastructure including walking and cycling routes and improvements to existing roads.

Principle and scale of residential development

109. For the reasons set out under main issue 2 above, I have already concluded that the Plan's spatial strategy, including focussing development on Thatcham, is appropriate and justified. A number of alternatives for development around the town were identified by the Council during the preparation of the Plan and

considered through the Thatcham Strategic Growth Study[46] and sustainability appraisal[47] including 1,500 and 2,500 dwellings at North East Thatcham; 800 dwellings at Colthorp; and 250 dwellings at Henwick. National policy advises that the supply of large numbers of new homes can often be best achieved through planning for larger scale developments including significant extensions to towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities[48]. In principle, therefore, the proposal for a comprehensive, large scale development at North East Thatcham is consistent with national policy and justified, taking into account reasonable alternatives based on proportionate evidence.

110. However, the evidence indicates that the allocation has capacity for up to approximately 2,500 homes along with the physical, social and green infrastructure proposed in policy SP17[49]. Restricting the scale of development to 1,500 homes would not therefore make efficient use of land and optimal use of the potential of the site as expected by national policy[50]. Furthermore, a significant part of the justification for the allocation is that it would assist in the regeneration of the town, including through supporting local services and providing new social infrastructure. The viability evidence[51] indicates that there is a reasonable prospect that a development including around 2,500 homes would be viable, whereas there are significant doubts that a development comprising around 1,500 homes could deliver all of the physical, social and green infrastructure proposed in policy SP17 whilst meeting all of the policy requirements in the Plan.

111. As submitted, therefore, policy SP17 is not effective, justified or consistent with national policy. This significant soundness deficiency can, however, be rectified by modifying policy SP17 to propose up to approximately 2,500 dwellings (rather than approximately 1,500 to be completed in the plan period) with an appropriate mix of types, tenures and sizes having regard to policy SP18 [**MM25**].

112. Whilst, for the reasons set out later in this report, it is not expected that more than around 1,760 homes will be built on the site by 2041, the modification will provide a reasonable degree of certainty that the amount of residential development proposed on the site will be sufficient to help ensure the provision

[46] SIT2a to SIT2e.
[47] CD3a page 25.
[48] NPPF 73.
[49] In particular, the Thatcham Strategic Growth Study Stage 3 [SIT2c September 2020] and North East Thatcham Partnership's Development Statement [WS4/6 Appendix March 2024].
[50] NPPF September 2023 paragraph 125.
[51] VIA1a, VIA1c and VIA1d(i) (Autumn 2022); North East Thatcham Partnership's Viability Note [WS4/6 Appendix 9 of the Development Statement, March 2024]; and Statement of Common Ground on Secondary School Provision [EXAM42 Annex D, June 2024].

of the social, green and physical infrastructure and a commercially viable bus service.

113. Furthermore, the modification will ensure that the Plan is flexible as there is nothing to prevent up to 2,500 homes being built on the site by 2041 if all relevant policy requirements are met. The modification will also have the significant benefit of increasing the number of homes proposed in the Plan which, for reasons set out later in this report, is necessary to help meet housing needs in accordance with national policy.

114. In addition to the above modification, significant changes are also necessary to various parts of policy SP17 and accompanying reasoned justification to ensure that it is effective in securing the delivery of all aspects of the proposal in a timely and comprehensive manner whilst meeting all relevant policies in the Plan and thereby achieving sustainable development on the site. These changes, and reasons for them, are described under the sub-headings below.

Masterplanning, design, and phasing

115. The first paragraph of policy SP17 needs to be modified to clarify that the site will be developed comprehensively with proposals demonstrating how infrastructure, services, open space and facilities will meet the needs of the development and be delivered in a timely and coordinated way across the whole site alongside the phased delivery of residential development.

116. Policy SP17 then needs further modification to include a new section relating to masterplanning and a design code. This will provide greater clarity about the proposed masterplanning process, and how this will inform the location and extent of development on the site, the actual number of homes that will be built, the phasing of development, and the coordinated delivery of infrastructure. This is essential, because as submitted policy SP17 requires a significant amount of further studies and other work to be carried out without being clear about how this is intended to relate to the masterplanning and planning application processes.

117. To facilitate meaningful engagement with the community and other stakeholders, and ensure that the masterplan effectively guides the development of the site, policy SP17 needs to be clear that the Council will lead and coordinate the process, in collaboration with the site promoters, relevant town and parish councils, the community and other stakeholders. Furthermore, due to the significance of the work to be carried out to inform the masterplan, and to ensure effective community engagement, the masterplan should be prepared and adopted as a supplementary planning document prior to the submission of a planning application. The reasoned justification should be modified to refer to the Council's intention to adopt the supplementary planning

document within 12 months of the adoption of the Plan as this will help to prevent undue delay to the commencement of development on the site.

118. Finally with regard to the masterplanning process, reference to the Thatcham Strategic Growth Study "guiding principles" needs be deleted from policy SP17, and the reasoned justification amended to explain that the Growth Study and the West Berkshire Strategic Vision 2050 include information that forms part of the justification for the Plan's spatial strategy and the strategic allocations in Newbury and Thatcham, some of which will be relevant to the preparation of the masterplan.

119. This additional part of policy SP17 also needs to state that a design code should be prepared by the developer and agreed by the Council through a planning condition at the outline application stage.

120. Those modifications relating to masterplanning, design and phasing, along with the further detailed changes set out below, will ensure that the policy is effective in securing the delivery of all elements of the proposal and achieving high quality design [**MM25**].

Infrastructure

121. For the reasons set out above, modifying policy SP17 to propose up to 2,500 homes and set our clear requirements for masterplanning will help to ensure the delivery of the necessary social, green and physical infrastructure. National planning guidance recognises that where local plans propose large scale developments including significant extensions to towns, there may not be certainty and/or the funding secured for necessary strategic infrastructure at the time the plan is produced. Strategic policy-making authorities are therefore expected to demonstrate that there is a reasonable prospect that the proposals can be developed within the timescales envisaged following engagement with infrastructure providers[52]. In that context, I turn now to consider each of the different types of infrastructure referred to in policy SP17 along with a number of other issues that are relevant to the soundness of the proposal.

Transport infrastructure

122. The transport assessment carried out during the preparation of the Plan[53] is based on adequate, proportionate evidence and an appropriate methodology. It found that the North East Thatcham development could cause additional delays and congestion around key junctions along the A4 corridor, with through traffic

[52] PPG ID: 61-059 and 060-20190315.
[53] INF3 Phase 1 Transport Assessment (December 2020) and INF4 Phase 2 Transport Assessment (July 2021).

diverting onto alternative routes including in Thatcham, Cold Ash and Upper Bucklebury. Transport evidence provided by representors, including Bucklebury Parish Council, Cold Ash Parish Council and Thatcham Town Council, also indicates the potential adverse impacts that the development could lead to on local roads, some of which are rural in nature and unsuitable for large amounts of traffic.

123. To address the identified impacts, the transport assessment sets out a package of measures to encourage a shift to sustainable modes along with improvements to highway capacity and key junctions on the A4 corridor and Floral Way. Subject to those measures, the evidence demonstrates that the proposal would not have an unacceptable impact on highway safety and that the residual cumulative impacts on the road network would not be severe. Whilst some additional traffic would be generated on the local road network, including through Upper Bucklebury and Cold Ash, it is clear that this would not be so great to mean that those national policy tests would be failed. The proposal would also lead to even longer queues at the Thatcham level crossing to the south of the town where the barriers are down for more than 50% of the day. However, whilst Network Rail advise that this may lead to further complaints, it would not result in safety issues.

124. A number of modifications are required to policy SP17 to ensure that it, along with other relevant policies in the Plan including SP23, SP24 and DM42, is effective in ensuring the timely delivery of the necessary transport mitigations. The modifications include clarifying that measures are needed to encourage use of sustainable transport modes and that development proposals will need to be supported by a transport assessment and travel plan in accordance with policy DM45. The requirements need to include provision of multiple access points, as well as a vehicular through route, as this will help to ensure that trips from the site are dissipated. For clarity, the indicative site map in the Plan should show potential access points as identified in the transport assessment, although these will need to be considered further through the masterplanning process.

125. Subject to those modifications [**MM25**], I am satisfied that policy SP17 will be consistent with national policy and effective in achieving safe and suitable access for all users and that significant impacts on capacity, congestion and highway safety can be cost effectively mitigated to an acceptable degree at an appropriate time.

Education infrastructure

126. Policy SP17 requires early years provision and a 2.5 form entry primary school to be provided on the site; these would be needed to accommodate future residents. The requirements are, therefore, justified although the references to a specific sized school and sports infrastructure provision need to be deleted for effectiveness as the number of classrooms and associated outdoor play space

for the primary school will be determined through the masterplanning process [**MM25**].

127. Existing secondary schools in the area are at capacity meaning that additional provision will be needed. However, the scale of the residential development proposed is not sufficient to require a new school of a size that would be operationally viable. Policy SP17 therefore requires the provision of land for a secondary school, the nature and cost of which would be informed by a feasibility study to be funded by the developer. In principle, this is a justified approach as the provision of a new secondary school on the site, potentially to replace the 1950s Kennet School as well as to serve future residents, would provide significant benefits to the wider community.

128. Whilst the development of 1,500 homes could provide the land and potentially make a financial contribution, the viability evidence shows that the contribution would be substantially greater with a development of up to 2,500 homes (having also taken account of requirements relating to other infrastructure) meaning that the identified funding gap would be significantly reduced. Other sources of funding would still be required, but this is not unusual and does not mean that there is not a reasonable prospect of the school being provided when needed as part of a proposal for up to 2,500 homes. To reflect the modified scale of residential development, and for effectiveness, policy SP17 needs to refer to special educational needs provision and to a financial contribution from the developer (in addition to the provision of land for the secondary school) [**MM25**].

Heath care infrastructure

129. Policy SP17 requires the provision of a 450 sqm GP surgery on the site. Existing primary health care infrastructure in Thatcham has no spare capacity meaning that a new facility on the site is needed to serve future residents but would also have benefits for existing residents in the town. However, it is clear from the evidence from the NHS and existing GP practice that the requirement for a "450 sqm surgery" is unduly prescriptive and unjustified.

130. Policy SP17 therefore needs to be modified to clarify that what is required is a primary healthcare facility that is operationally and financially viable, the details of which will be determined through a feasibility study that will inform the masterplanning process [**MM25**]. Such a policy provides sufficient clarity about the required outcome and the process by which the details are to be finalised. The extent to which funding is required in addition to a proportionate contribution from the residential development will depend on various factors, including the size and nature of the health care facility. It is appropriate, therefore, for those and other details to be determined through the feasibility study, masterplan and planning application process.

Local retail, employment, community facilities and open space

131. Policy SP17 requires the provision of local centres providing retail facilities and small scale employment (approximately 1,100 sqm) along with a 1,200 sqm indoor community / sports centre, outdoor sports pitches and other open space. Such facilities will clearly be beneficial to future residents and help to achieve sustainable development as they will provide opportunities to meet day to day need locally by walking and cycling.

132. However, the specific floorspace requirements are not justified, and will be matters that can properly be determined through the masterplanning process. Modifications are also required to clarify that a range of community facilities should be provided, and that the local centres should include business uses as well as retail. The requirements for sports pitches and other open space need to be planned as integral parts of the overall green infrastructure to be provided on the site and therefore should be set out in that part of policy SP17 rather than under the heading "community". Those changes [**MM25**] are necessary for effectiveness.

Landscape and green infrastructure

133. The site is located on the lower northern slopes of the Kennet Valley, rising towards the wooded ridge which characterises the southern boundary of the North Wessex Downs AONB and Bucklebury Common. It comprises predominantly agricultural fields defined by mature hedgerows and trees along with areas of woodland. Three distinct landscape areas are found within the site. The north-western area is based around a bowl valley, with parkland characteristics. Further south-east, a series of enclosed valleys and undulating terrain create a more intimate character, which begins to open out towards the east but faces into a strongly wooded gully. Beyond this dividing woodland, the eastern end of the site opens out to create open and expansive views over large fields and towards the south and east[54].

134. The site and adjoining countryside are included in the woodland and heathland mosaic landscape character area designated on the policies map. The Council's landscape evidence concludes that the site could accommodate areas of new development in some parts, providing it has regard to the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas[55].

135. Policy SP17 requires the provision of a comprehensive green infrastructure network which takes account of the landscape features of value within and around the site informed by a landscape and visual impact assessment and a green infrastructure strategy. The site map in the Plan shows three separate

[54] SIT2c paragraph 2.80.
[55] LAN7e paragraph 1.7.

areas designated as country park/public open space connected by green links running along the northern boundary of the site.

136. The requirement for significant provision of green infrastructure is clearly justified as it is necessary to achieve sustainable development on the site and to safeguard the landscape character of the area including the natural beauty of the AONB, and biodiversity on and near the site including adjoining ancient woodland and local wildlife sites. However, policy SP17 and the site map need significant modification to ensure that the Plan is effective in those regards [**MM25**].

137. The first paragraph of the relevant section of SP17 needs to refer to a comprehensive network of green infrastructure and public open space being provided across the site in accordance with policy SP10 which responds positively to the sensitivities of the landscape, protects and enhances landscape and biodiversity features and makes provision for biodiversity net gain. The policy then needs to refer to the particular types of green infrastructure and open space, with relevant requirements relating to each. These include conservation of the areas of ancient woodland by providing appropriate buffers, and a band of green infrastructure / community park across the higher land on the northern part of the allocation to create a buffer between the built development and the adjoining countryside and Upper Bucklebury, the precise nature of which is to be informed by a landscape and visual impact assessment and the masterplanning process having regard to the location of the site in the setting of the AONB. Other requirements that need to be included are public open space in the developed parts of the site in accordance with policy DM40; sports pitches and areas; allotments; and making connections to the wider landscape and public rights of way network. Finally, a green infrastructure strategy and public rights of way strategy are required [**MM25**].

138. In addition to those requirements relating to green infrastructure provision, policy SP17 needs to be modified to make clear that the site lies in the setting of the AONB and will therefore need to be developed in accordance with policy SP2 with a landscape and visual impact assessment informing the final capacity, design and layout of the development through the masterplan process [**MM25**]. This will ensure that the development has regard to the interrelationships with the AONB and its landscape character and special qualities thereby avoiding or minimising any adverse impacts.

Biodiversity

139. The Thames Valley Ecological Research Centre conducted a desk-based ecology assessment of the site during the preparation of the Plan. There are no areas within the allocation that are internationally, nationally or locally designated for their biodiversity value. A priority habitat (grassland) is present

on the site, and much of the upper slopes are designated as a biodiversity opportunity area in the Plan. There are significant areas of ancient woodland adjoining the site that are designated as local wildlife sites, and evidence of protected and priority species nearby[56].

140. Policy SP17 requires an ecology strategy to set out how biodiversity net gain will be achieved; how priority habitats and ecological features will be protected and enhanced; the creation of new ecological features; and a site-wide management plan. This is justified and consistent with national policy, although the requirement for a strategy should refer to biodiversity and policy SP11 to ensure internal consistency and effectiveness [**MM25**].

141. In the context of the nature of the site and its surroundings I am satisfied that the ecology evidence is adequate and proportionate at plan-making stage, and that policy SP17 along with other relevant policies in the Plan will provide an effective framework to ensure that the ecology of the area is protected and biodiversity net gain achieved. The potential impacts on the ancient woodlands and watercourses, including Ouzel Gully on the site's eastern boundary, are matters that can be addressed in detail during the masterplanning and planning application processes, informed by the biodiversity, green infrastructure and public rights of way strategies required by SP17.

Historic environment

142. There are no designated heritage assets in the allocation, although there are three grade II listed buildings in "excluded pockets" within the wider allocation boundary: a barn at Colthrop Manor, and a barn and cart shed at Siege Cross Farm. Archaeological remains are likely to be present on the site[57].

143. Modifications are required to policy SP17 to clarify that an historic environment strategy in accordance with policy SP9 will need to demonstrate how the area's historical development, archaeological remains and historic buildings and parkland will inform the scheme and help to create a sense of place [**MM25**]. This will ensure that the policy is effective and consistent with national policy. It is not necessary to amend the modification to the reasoned justification to include additional detail as that can be set out in the masterplan supplementary planning document.

Flood risk and surface water

[56] SIT2b paragraphs 2.36 and 2.37 and SIT2c paragraphs 2.58 to 2.64.
[57] SIT2c paragraphs 2.65 to 2.71.

144. Whilst the site is at low risk of river flooding, there is risk of surface water flooding within the site and in Thatcham town[58]. To be effective, policy SP17 needs to be modified to clarify that a flood risk assessment will be required in accordance with policy SP6 and that this should take into account the Thatcham Surface Water Management Plan to ensure that there is no detrimental impact on flood risk in Thatcham. For effectiveness, reference also needs to be made to the existing flood alleviation measures on the site to ensure that they are retained and protected, and to policy DM7 relating to water resources and wastewater [**MM25**].

Mineral resources

145. The requirement for a minerals resource assessment needs to clarify that any potentially valuable mineral resources on the site should be identified and considered for extraction to ensure consistency with national policy and the West Berkshire Minerals and Waste Local Plan [**MM25**].

Sustainability and energy

146. Most of the references to standards and strategies listed under the sub heading "Sustainability" need to be deleted as they are appropriately dealt with under other parts of policy SP17 (as modified) or in other policies in the Plan [**MM25**]. This will avoid repetition and/or internal inconsistency. However, to be effective, this part of policy SP17 does need to set out a clear requirement for an energy statement to support development proposals and to clarify that the construction and operations management plan will need to safeguard any below ground infrastructure as there are oil and gas pipelines crossing the site [**MM25**].

Housing trajectory for North East Thatcham

147. The site is being promoted, on behalf of the landowners, by a partnership of property, development and housebuilding companies. As set out earlier in this report, the proposed modification to clarify that the proposal is for up to approximately 2,500 dwellings will ensure that there is a reasonable prospect of it being viably developed. A significant amount of assessment work has been carried out both on behalf of the Council during the preparation of the Plan and by the development partnership.

148. Whilst policy SP17 requires significant further work to be carried out, this will build upon the extensive assessment work that has already been completed. The Council expects to adopt the masterplan supplementary planning document within a year of the Plan being adopted, and the development partnership intend to submit a planning application shortly after that. It is reasonable to assume

[58] SIT2c paragraphs 2.48 to 2.57.

that a planning application, and subsequent reserved matters, that are consistent with a recently adopted supplementary planning document could be approved more quickly than is the case for some large scale strategic sites. The modified housing trajectory in the Plan [**MM111**] assumes that the first 60 homes will be completed by 31 March 2031. Whilst this could be considered to be somewhat optimistic, on balance I am satisfied that there is a realistic prospect of that being achieved.

149. Market demand is strong in West Berkshire, and the allocation is a greenfield site. The proposal is likely to comprise a number of areas of residential development on different parts of the allocation with their own access points onto the existing road network. The partnership envisages there being around five different outlets operating at the same time once the development is underway. The Plan requires 40% of the homes to be affordable. For all those reasons it is not unrealistic to assume that 170 homes will be built each year from 2031 onward as set out in the Plan's revised trajectory, despite the requirement for residential development to be phased to ensure that the necessary infrastructure, including schools and primary health care, is delivered in a coordinated and timely way. Indeed, it is possible that delivery rates could be higher – the partnership suggests around 250 per year.

150. Overall, therefore, I am satisfied that there is a realistic prospect that 60 homes will be built on the site by 31 March 2031 and that there is a reasonable prospect that 1,760 will be completed by 31 March 2041.

Site map in the Plan and policies map

151. The site map in the Plan needs to be replaced with a simplified version that shows the allocation boundary and within that an "indicative green infrastructure buffer", rather than specifically designated areas of community park / public open space. This is because the actual extent of that buffer, and other areas of green infrastructure and open space, will be determined through the masterplanning process. It is appropriate for the indicative buffer to follow the 105 metre contour on the central and western part of the site and the 100 metre contour on the eastern part, along with position of the gas pipeline that will require standoff areas, as that reflects the landscape evidence used to inform the Thatcham Strategic Growth Study. This will be considered in more detail through the landscape and visual impact assessment required by policy SP17 to inform the masterplan.

152. The site map also needs to show the adjoining areas of ancient woodland as they are referred to in policy SP17. The "potential car park" needs to be deleted as that is not referred to in the policy and may not be appropriate; this needs to be considered through the masterplan process. Finally, indicative access points, based on the transport assessment, need to be shown on the map as

they are referred to in modified policy SP17, although the final access arrangements will also be determined through the masterplan process [**MM25**]. Those changes to the site map will ensure that policy SP17 can be effectively applied.

153. To reflect the modifications to policy SP17 and the site map, the policies map needs to be changed to remove the designations for a country park, green links and car park. The policies map would therefore simply define the red line boundary of the allocation. The policies map also needs to be changed to exclude the whole of the allocation from the Thatcham settlement boundary. This is because a revised settlement boundary will need to be defined in a review of the Plan when the extent of the built up area and extensive green infrastructure along the northern part of the allocation have been determined through the masterplanning and planning application processes. As explained under main issue 2 earlier in this report, consideration will then also be given to whether a strategic gap needs to be defined between Thatcham and Upper Bucklebury to safeguard the separate identity of the village and its landscape setting in the long term in accordance with policy DM2.

Reasoned justification to policy SP17

154. Significant changes are required to paragraphs 6.52 to 6.63 to reflect the main modification to policy SP17 and changes to the policies map, and thereby ensure that the proposal is appropriately justified in the Plan [**MM26**].

Conclusion

155. Policy SP17 and main modifications to it, the site map and the reasoned justification [**MM25** and **MM26**] have been subject to many objections from local residents, town and parish councils, local councillors and others. They were discussed at hearing sessions on 21 and 22 May, 26 June and 1 October 2024. However, the proposal is an essential part of the Plan and will make a substantial contribution to meeting the significant need for new market and affordable homes in the district over the coming years. The main modifications that I describe above set out clear policy requirements and provide the Council with a range of mechanisms, including a masterplan supplementary planning document and design code, to ensure that the requirements can be met.

156. Therefore, subject to the main modifications described above, I am satisfied that policy SP17 relating to a strategic allocation at North East Thatcham, is justified and consistent with national policy, and will be effective in achieving sustainable development on the site.

Issue 6 – Is policy SP16, relating to a strategic allocation at Sandleford Park, justified and would it be effective in achieving sustainable development on the site?

157. Policy SP16 allocates 134 hectares of land at Sandleford Park on the southern edge of Newbury for around 1,500 dwellings, 40% of which would be affordable homes, along with a local retail centre, employment uses, a new primary school, an extension to an existing school, transport infrastructure and extensive areas of green infrastructure.

158. The allocation is well related to the existing built up area of Newbury, and in most respects the development requirements set out in policy SP16 along with the adopted supplementary planning document should be effective in achieving the sustainable development of the site. However, a number of changes need to be made to some of the detailed policy requirements and reasoned justification. These relate to mineral resource assessments; flood risk assessments; affordable housing; housing mix; renewable and low carbon energy; access to the A339 via Highwood Copse Way; the types of uses proposed in the local centre; and the development principles in the adopted supplementary planning document. A number of changes are required to the site allocation map to ensure it accurately reflects relevant planning applications and land ownerships (see below). These modifications [**MM23** and **MM24**] will ensure that the policy is effective and justified.

159. The site was allocated in the Core Strategy adopted in 2012 and is subject to a supplementary planning document adopted in 2015. Despite that, development has not yet started on site. However, considerable progress has been made in the last three years or so to enable development to take place. The eastern part of the site had outline planning permission granted in 2022 for up to 1,000 homes. The western part of the site, which has an indicative capacity for 500 homes, was subject to an undetermined outline planning application in April 2023. Both parts of the allocation are controlled by housebuilders.

160. Development on the eastern part of the site is expected to start in 2026/7, with 450 homes being completed by 2031. Development on the western part is expected to start in 2028/9 with 150 homes completed by 2031. The trajectory shows all of the 1,500 homes being completed by 2038. Given the good progress being made with the planning applications and other preparatory work, the Council's assumptions about when the developments will start, which are more cautious than those of the developers, are reasonable. Furthermore, the assumed build out rates are reasonable given the market conditions and the fact that 40% of the homes will be affordable.

161. At the time of the examination hearings, the developers of both parts of the site indicated that the number of homes could be somewhat lower than assumed in

the Plan on the basis of recent site assessment work[59]. However, negotiations were ongoing, and the Council remains confident that there is capacity for around 1,500 dwellings on the whole allocation, which includes an area of land not included in either of the planning applications[60]. National policy expects optimal use to be made of the potential of sites[61], and I am satisfied that there is a reasonable prospect that around 1,500 dwellings could be built on the allocation over the plan period meaning that it is not necessary for soundness to modify the Plan to include a lower indicative capacity.

Conclusion

162. Subject to the main modifications described above, policy SP16 is justified and should be effective in achieving sustainable development on the Sandleford Park allocation.

Issue 7 – Are policies RSA1 to RSA23, relating to non-strategic housing allocations, justified and consistent with national policy, and would they be effective in achieving sustainable development on the sites?

163. Chapter 8 in the Plan contains policies RSA1 to RSA23 relating to non-strategic allocations for residential development which are set out in three sections, relating to the three spatial areas referred to in policy SP1. Each allocation policy sets out a number of dwellings along with "parameters" which the development will be expected to comply with, and is accompanied by a map showing the site boundary and other information relating to the proposed development. The allocations are also designated on the policies map.

164. For the reasons set out under issues 2 and 4 above, I am satisfied that the Plan's spatial strategy is justified and that the allocations were selected using an appropriate methodology. In general, therefore, each of the non-strategic residential allocations is justified. However, there are a number of potential soundness issues relating to some of the allocations that I address below. Before I look at those individual sites, there are two issues that relate to all or many of the allocations that I need to address.

Number of dwellings proposed

165. Firstly, each of the allocation policies refers to the number of dwellings that are assumed to be built on the site. The figures are based on a consistent approach making reasonable assumptions about developable area and density

[59] 800 on the eastern part rather than 1,000, and 360 on the western part rather than 500.
[60] Council response to AP77 [EXAM53.1] and oral evidence at hearing on 2 October 2024.
[61] NPPF 125.

of development in the context of each site's location, character and setting in accordance with policy SP1 (as modified) and other relevant policies. Whilst it is possible that more dwellings may be capable of being accommodated on some of the sites, this is something that can be determined through the planning application process and it is not necessary for soundness to modify the Plan to include a higher figure for any of the sites.

166. However, a modification is required to the introduction to chapter 8 to clarify that the number of dwellings assumed on each site is approximate and that actual numbers will be determined during the planning application process through detailed design work in accordance with the development parameters and other relevant policies [**MM35**]. This is necessary to ensure the allocation policies are justified and effective. I consider the quantitative contribution that the allocations collectively make to the overall housing land supply identified in the Plan under matter 8.

Water supply, drainage and flood risk

167. Secondly, the development parameters referring to an integrated water supply and drainage strategy should be deleted because they relate to a matter that is addressed in more detail by policy DM7 and do not add any site-specific information. Where relevant for site specific reasons, policies should be modified to make clear that a flood risk assessment will be required, and to refer to designing for climate change and resilience in accordance with policy SP5. Those modifications [**MM38** to **MM41**, **MM46** to **MM53**, **MM55**, **MM56** and **MM58** to **MM65**] will ensure the relevant allocation policies are justified and effective. For the same reasons, the modification to policy RSA1 needs to be amended to include a requirement for a flood risk assessment (this was missed in error in the modification published for consultation) [**MM37**].

Allocation policies – site specific soundness issues

168. Modifications are required to policy RSA2 Bath Road, Speen to refer to the historic character of the area and the need for the design of the proposal to respond sensitively to the character, density and scale of existing development [**MM38**]. This will ensure the policy is effective in preserving or enhancing the historic environment.

169. For the same reason, policy RSA9 The Green, Theale needs to be modified to refer to the conservation of the listed milestone on the site and the archaeological assessment that has been carried out [**MM49**].

170. Policies RSA10 and RSA11 relate to two adjoining sites in Theale which together have an indicative capacity for 100 dwellings. The sites are suitably located and will make a valuable contribution to housing land supply in the

Eastern Area where suitable opportunities for residential development are limited due to the constraints referred to earlier. The policy requirements are justified and provide an effective framework for achieving sustainable development.

171. Policy RSA12 Pondhouse Farm, Burghfield Common needs to be modified to refer to a protected species survey to ensure it is effective with regard to safeguarding biodiversity [**MM52**].

172. A modification is required to policy RSA13 Bath Road, Woolhampton to delete references to an odour assessment and minerals extraction as they are not necessary or justified [**MM53**].

173. Policy RSA14 Lynch Lane, Lambourn is an allocation carried forward from a previous plan that does not have planning permission. However, it is now under the control of a developer and pre application discussions have taken place meaning that there is a reasonable prospect of development taking place in the plan period. A modification is required to clarify the requirement relating to the layout of development in relation to the area within Flood Zone 2 and the River Lambourn SSSI/SAC [**MM55**]. This will ensure the policy is effective with regard to flood risk and biodiversity.

174. Policy RSA16 Southend Road, Bradfield Southend needs to be modified to ensure that the landscaping requirement is justified and effective [**MM58**].

175. A number of changes are required to policy RSA17 Chieveley Glebe to ensure that it is effective and justified with regard to access arrangements; protecting the character and appearance of the area including with regard to the adjoining listed buildings, the Chieveley conservation area, and the frontage hedge; the provision of a burial ground within the site; and the provision of a footpath link to a nearby recreation ground. The site map needs to be modified accordingly. [**MM59**].

176. A modification is required to policy RSA18 Pirbright Institute, Compton to ensure that it is effective with regard to flood risk and protecting the Compton conservation area [**MM60**].

177. Policies RSA20, RSA21 and RSA22 propose a total of 59 dwellings on three adjoining sites in Hermitage. Modifications are required to each of the policies to clarify the requirements relating to the provision of an area of public open space which will serve future residents of all of the sites, and policy RSA22 needs to be amended to clarify the access arrangements including in relation to the other two sites. Changes are also required to policies RSA21 and RSA22 to ensure that they are effective with regard to specific heritage assets and protecting the character and appearance of the area. RSA22 also needs to be

amended to increase the capacity from 34 to 42 and to refer to a minerals resource assessment. Finally, the site maps for each allocation need to be modified to clarify the relationships between the three developments and accurately reflect land ownerships [**MM62, MM63** and **MM64**]. Those modifications will ensure that the three policies are effective.

Conclusion

178. The modifications I have described above are necessary to ensure that policies RSA1 to RSA23, relating to non-strategic housing allocations, are justified, consistent with national policy, and effective in achieving sustainable development on the sites.

Issue 8 – Does the Plan identify a sufficient supply and mix of housing sites consistent with national policy to ensure that the identified need for new homes can be met?

Introduction

179. The submitted Plan identifies a total land supply with capacity for 9,137 dwellings between 2022 and 2039. However, for the reasons set out under main issue 1, I have already found that the Plan needs to be modified to cover a plan period 2023 to 2041 and include a requirement for a minimum of 9,270 dwellings to be delivered between those dates.

180. The housing supply identified in the submitted Plan would not, therefore, be sufficient to ensure that the modified minimum requirement could be met. However, that supply relates to the period 2022 to 2039 and is based on information relating to 1 April 2022, whereas comprehensive information relating to 1 April 2023 became available during the examination[62]. This information includes the planning status of all sites, other relevant evidence, and a trajectory summarising expected completion rates annually over the plan period. I am satisfied that it is consistent with national guidance relating to housing land availability[63] and represents up to date, proportionate and adequate evidence. To ensure that the Plan is effective and justified, and to reflect the modified plan period, it is necessary to take account of this updated evidence in deciding what modifications are required.

181. Further information has become available since 1 April 2023 which suggests that a limited number of the sites included in the updated trajectory may deliver more dwellings more quickly, whereas others may deliver fewer, more slowly or

[62] EXAM12 (23 February 2024) and EXAM54 (19 August 2024).
[63] PPG ID:3 Housing and economic land availability assessment, and PPG ID:68 Housing supply and delivery.

not at all[64]. However, this evidence is not comprehensive, and it is inevitable that circumstances will continue to change as time goes by. Using the information relating to 1 April 2023 as the main reference point therefore represents an appropriate approach. That said, I address some site specific issues arising from more recent information below (as I did under main issue 6 in relation to Sandleford Park).

182. Whilst there can never be certainty when estimating how many homes will be built looking ahead over many years, judgements can be made as to whether there is a reasonable or realistic prospect based on evidence relating to the availability and suitability of sites, viability, ownership, developer intentions, planning status, site assessments, infrastructure and build rates as required by national planning policy and guidance[65]. Having assessed the relevant evidence, I am satisfied that in most respects the Council's trajectory for each site based on information relating to 1 April 2023 is justified. Where necessary, I comment on specific elements of the supply in the following paragraphs.

Sites under construction or with planning permission

183. The updated trajectory indicates that a total of 2,180 dwellings[66] are expected to be completed on sites under construction or with permission. There are two sites that had permission on 1 April 2023 that more recent information indicates may not be developed at the time envisaged: Faraday Road / Kelvin Road (160 dwellings) and Bayer House (140 dwellings). However, whilst this may have implications for the supply in the five years following adoption (which I consider below), the owners of both sites intend to dispose of them for development and I am satisfied that there is a reasonable prospect of the numbers of dwellings being delivered by 2041.

Allocations in the Plan

184. I concluded under main issue 5 above that policy SP17 North East Thatcham needs to be modified to allow up to approximately 2,500 homes (rather than 1,500) and that there is a reasonable prospect that a total of 1,760 will be completed on that site by 2041. The inclusion of that figure in the modified trajectory is, therefore, justified.

185. I have also concluded, under main issues 6 and 7, that all of the other housing allocations in the Plan (ie those carried forward from previous adopted plans, most of which have planning permission, and the eight new non-strategic sites) are justified. For the reasons set out above, using the comprehensive

[64] The further information about housing land supply includes written statements in response to SQ7.13 to SQ7.21 (20 September 2024) and EXAM58 (27 September 2024).
[65] NPPF Annex 2 definitions of "deliverable" and "developable", and PPG ID:68.
[66] 451 (retained allocations under construction) + 1,729 (other commitments)

information for these sites relating to 1 April 2023 represents the most appropriate and reliable approach. Collectively, the allocations in the submitted Plan (SP16, SP17 and RSA1 to RSA23) have capacity for a total of 5,253 dwellings, 4,513 of which are expected to be built by 2041[67].

Sites to be allocated in Hungerford and Lambourn neighbourhood plans

186. The Plan assumes that 55 dwellings will be built on sites to be allocated in the Hungerford neighbourhood plan and 25 on sites to be allocated in the Lambourn neighbourhood plan. Work on both plans is progressing, and this includes the identification of more than sufficient land in both cases to accommodate the numbers proposed. The potential sites are relatively small, and assessed as being suitable and available by the Council. However, as the neighbourhood plan process is not within the control of the Council, it is necessary for effectiveness to modify the reasoned justification to policy SP12 to clarify that the Council will monitor progress and may identify opportunities to address any shortfall if the neighbourhood plans are not made within two years of the adoption of the Plan [**MM19**]. Subject to that, there is a realistic prospect that 55 dwellings will be built in Hungerford and Lambourn by 2031 as assumed in the trajectory.

Windfalls

187. In addition to the specific sites for residential development identified in the Plan, policy SP1 supports development and redevelopment within the settlement boundaries of the urban areas, rural service centres, service villages and smaller settlements listed in policy SP3 Table 1 and Appendix 2 Table 17. The Plan assumes a windfall allowance of 140 dwellings per year following adoption. This is based on the annual average delivery on unallocated sites of fewer than 10 dwellings. Whilst this assumption is based on long term trends and is higher than has been achieved in recent years, housing completions generally have fallen significantly since the pandemic. Furthermore, the Plan makes no allowance for windfalls on sites of 10 or more dwellings, whereas such developments made a significant contribution to supply between 2006 and 2023[68]. I am therefore satisfied that a windfall allowance on 140 dwellings per year from 2026 onward is justified by compelling evidence and can be regarded as a reliable source of supply.

Overall supply for plan period

[67] This includes RSA6 Stonehams Farm which is allocated for a 64-bed care home (which equates to 36 dwellings); this is accounted for in the C2 Use Class Communal Accommodation in the trajectory.
[68] Council response to AP77 [EXAM53 19 August 2024] indicates that an average of 380 dwellings per year were built on small, medium and large windfall sites between 2006 and 2023.

188. The comprehensive information relating to 1 April 2023 indicates that a total of 9,060 dwellings will be delivered between 2023 and 2041. On that basis, there would be a shortfall of 210 dwellings against the modified minimum requirement for 9,270 dwellings between 2023 and 2041[69].

Additional potential allocations identified during the examination

189. During the examination, the Council advised that, based on further information that had become available since 1 April 2022 (the date on which the supply in the submitted Plan was based), four additional sites were now considered to be suitable and available[70]. The sites, and draft policies for each set out in potential main modifications were discussed at hearing sessions in May, June and October 2024.

190. Together, those four sites have capacity for a total of around 433 dwellings meaning that, if the Plan were modified to include them, the overall supply for the plan period would be 9,493 which would exceed the minimum requirement by 223 dwellings. All four are being promoted for development, and are likely to be available in the short to medium term. Three are adjacent to urban areas identified in policy SP3 and the other is adjacent to a rural service centre meaning that they are all well located and consistent with the spatial strategy. The sustainability appraisal finds that development on each site would not lead to any significant adverse impacts provided suitable mitigation is provided[71]. In principle, therefore, I agree that they are all suitable for residential development. However, there are a number of potential soundness issues relating to each that I need to address.

CA12 land at Henwick Park, Bowling Green Road, Thatcham (approximately 225 dwellings)

191. CA12 land at Henwick Park is a greenfield site to the north of Bowling Green Road on the edge of Thatcham. It extends up the undeveloped western side of Cold Ash Hill towards the village of Cold Ash into part of the gap between the two settlements designated in accordance with policy DM2. However, the proposed site map shows the extent of the built development extending no further than the existing development on the opposite side of Cold Ash Hill and not encroaching into the designated gap. The site map also shows an extensive landscape buffer in the northern part of the proposed allocation. The proposed policy makes clear that there should be no development above the 95 metre

[69] 9,270 – 9,060 = 210.
[70] EXAM26 (17 May 2024); EXAM53.1 and EXAM53A (19 August 2024); and EXAM57 (26 September 2024).
[71] EXAM53A and EXAM64.

contour and that the landscape buffer must be retained to maintain the open character between Thatcham and Cold Ash.

192. Furthermore, the proposed policy also requires the development to be informed by a landscape and visual impact assessment in accordance with policy SP7. Following the main modifications consultation, I have amended that part of the policy to also refer to policy DM2 and changed the proposed site map so that the landscape buffer accurately follows the 95 metre contour line. The effect of that change is to extend the buffer further down Cold Ash Hill thereby increasing the length of the undeveloped road frontage between the new homes and the southern extent of Cold Ash compared to that shown in the modifications' consultation. The Thatcham settlement boundary needs to be amended to exclude all of that landscape buffer. On that basis, whilst the development would clearly encroach into the countryside between Thatcham and Cold Ash, I am satisfied that a clear physical and visual separation of the two distinct settlements would be retained as the landscape buffer can be given legal protection by way of a planning obligation to ensure its permanence.

193. The proposal would not be inconsistent with policy CAP1 in the Cold Ash Neighbourhood Plan (2024) as that policy allows development outside the settlement boundaries defined in Figure 8 of that plan if it is on a site allocated in the West Berkshire Housing Site Allocations Development Plan or its successor.

194. The evidence indicates that transport impacts, flooding, biodiversity, social infrastructure provision and other site specific matters are all capable of being appropriately addressed at the planning application stage. The proposed allocation policy, along with other policies in the Plan, provide an effective framework for the preparation and determination of any subsequent planning application in most respects. However, following consultation on the main modifications, I have amended the requirement for a transport assessment in part (d) in the proposed policy to delete reference to "using the Council's VISSIM model" as that may not be appropriate or necessary, and such a specific requirement is not included in other allocation policies or referred to in policy SP23.

195. The site is available and in the control of a developer. A significant amount of preparatory work has been undertaken to support a planning application. I am satisfied that there is a realistic prospect of development starting in 2028/2029 and 150 homes being completed by 31 March 2031.

196. Whilst the site promoter's assessment is that the site has capacity for 236 homes I am not persuaded that it is necessary to amend the reference to 225 in the proposed modification as paragraph 8.2 in the Plan (as modified) makes

clear that the figure is approximate and that the actual number will be determined at the planning application stage.

197. **CA17 land east of Regency Park Hotel, Bowling Green Road, Thatcham (approximately 45 dwellings)**

198. This site lies between an existing hotel and the proposed allocation CA12 to the north of Bowling Green Road. The proposed site map shows a landscape buffer on the northern part of the allocation that would be consistent with that proposed on CA12. The development would be contained between the existing hotel and the new homes proposed on the land to the east, and would not encroach into the designated gap between Thatcham and Cold Ash. As with CA12, the evidence shows that all site specific matters are capable of being appropriately addressed at the planning application stage. The proposed allocation policy, along with other policies in the Plan, provides an effective framework for the preparation and determination of any subsequent planning application.

199. The site is available and in the control of a developer and I am satisfied that there is a realistic prospect of 45 homes being completed by 31 March 2031.

PAN8 land north of Pangbourne Hill, Pangbourne (approximately 25 dwellings)

200. PAN8 land north of Pangbourne Hill is on the western edge of Pangbourne in the AONB and has capacity for approximately 25 dwellings. This is based on a low density development (20 dwellings per hectare in accordance with policy SP1) with the elevated western part of the allocation being provided as a landscape buffer to ensure that the new homes are not visually prominent. Part (f) of the proposed policy makes this clear and requires the scheme to be informed by a detailed landscape and visual impact assessment. On that basis I am satisfied that around 25 homes, which would be contained by the landscaped buffer and existing housing to the east and south, could be designed to ensure that there is no harm to the natural beauty of the AONB beyond the developed area. To provide additional protection, and consistency with the approach taken on other allocations, it is necessary for the landscape buffer to be outside the modified settlement boundary.

201. Access to the site would be from an existing residential road, Sheffield Close. The development would generate some additional traffic on Pangbourne Hill and its junction with the A340. However, the scale of the development means that this would be limited, and the proposed policy requires mitigation measures to be provided based on a transport assessment. Subject to this, the proposed development would not be likely to have an unacceptable impact on highway safety or severe impact on the road network.

202. Pangbourne is a rural service centre and therefore an appropriate location for residential development in accordance with the Plan's spatial strategy. Whilst the site would make a modest contribution towards meeting the housing requirement, nonetheless it would significantly assist in meeting the shortfall in supply that I have identified given the shortage of suitable and available sites in the district. For the reasons set out above, the harm to the natural beauty of the AONB can be restricted to the immediate effect within the area proposed for low density development. On balance, therefore, I am satisfied that there are exceptional circumstances for this proposed major development in the AONB.

203. The evidence shows that other site specific matters are all capable of being appropriately addressed at the planning application stage. The proposed allocation policy, along with other policies in the Plan, will provide an effective framework for the preparation and determination of any subsequent planning application.

204. The site is available and in the control of a developer. A significant amount of preparatory work has been undertaken to support the submission of a planning application. I am satisfied that there is a realistic prospect of 25 homes being completed by 31 March 2031.

TIL13 land at Pincents Lane, Tilehurst (approximately 138 dwellings)

205. TIL13 is a greenfield site to the east of Pincents Lane on the southern edge of Tilehurst with the AONB immediately to the west. To the east of the proposed allocation is a recreation ground, and to the south a large retail and commercial area beyond which are the A4 and junction 12 of the M4. Pincents Lane connects to the roads in the commercial area to the south and via those to the A4. Pincents Lane to the north is narrow, winding and steep, unsuitable for use by motor vehicles. The allocation includes pockets of woodland, mature trees and hedgerows, and is crossed by a number of well used public rights of way and desire lines.

206. The proposed site map shows the eastern, higher part of the site as community parkland, the creation of which is a requirement of the proposed policy along with walking and cycling links between it and the adjoining recreation ground, residential areas and public rights of way. This would provide significant public benefits to the existing community as well as future residents of the site. The retention of the community park in perpetuity is a requirement of the proposed policy and can be secured through a planning obligation and the exclusion of that part of the proposed allocation from the settlement boundary.

207. Development would be within the setting of the AONB. Limiting the extent of the residential development to the lower, western part of the site with a design and layout that is informed by a detailed landscape and visual impact assessment

and which complies with policies SP2 and SP7 would prevent harm to the natural beauty of the AONB. The new homes would be contained by Pincents Lane to the west, the large commercial area to the south, and new community park and existing recreation ground to the east meaning that the development would not lead to the coalescence of Tilehurst, Calcot and Theale.

208. The proposed policy requires the main vehicular access to the development to be provided from the south with an additional emergency access. Whilst relevant sections of Pincents Lane are narrow, the highway authority advises that they are of sufficient width to provide safe access. All traffic from the site would have to go through the adjoining commercial area and the junction with the A4 which are extremely congested at certain times, particularly on weekend afternoons. Detailed transport modelling shows that the additional traffic generated by the development of this site would represent a small percentage of that using the nearby roads and busy junctions on the A4 and M4. Both the local highway authority and National Highways are satisfied that there would not be an unacceptable impact on highway safety or a severe impact in terms of congestion and capacity. Whilst the access arrangements would cause inconvenience for future residents at certain times, most trips to and from the site could reasonably be made at times when the congestion within the commercial area is more limited. On balance, therefore, I am satisfied that, the development can be provided with safe and suitable access for all users in accordance with national policy.

209. The site is not subject to any international, national or local designations relating to biodiversity. However, there are mature trees and hedgerows on the site which is used by a variety of wildlife, an ancient woodland and local wildlife site adjoin the eastern boundary, and there are priority habitats nearby. The proposed policy includes a requirement for a tree survey and an ecological impact assessment to inform any planning application and for appropriate avoidance and mitigation measures to be implemented.

210. It is clear from the many objections that have been made to planning applications to develop the site over the years, and the representations made by numerous local residents and their political representatives during the examination including in response to the proposed modifications, that there is significant community opposition to the proposal. However, the site represents a rare opportunity to provide a significant number of new homes on the edge of the Eastern Urban Area with good access to services and facilities in a highly constrained part of the district. The new homes will make a significant contribution to meeting the need for market and affordable housing, and the proposed policy will lead to the creation of a new community park with good walking and cycling links.

211. The evidence shows that all site specific matters (including education and health infrastructure provision; transport impacts; emergency access; landscape

impacts; biodiversity; heritage; surface water flooding; noise; air pollution; and water resources) are capable of being appropriately addressed at the planning application stage. The proposed allocation policy, along with other policies in the Plan, will provide an effective framework for the preparation and determination of any subsequent planning application.

212. The site is available and in the control of a developer. A significant amount of preparatory work has been undertaken to support the submission of a planning application. I am satisfied that there is a realistic prospect of at least 138 homes being completed by 31 March 2031.

213. Whilst the site promoter's assessment is that the site has capacity for 165 homes I am not persuaded that it is necessary to amend the figure of 138 in the proposed modification as paragraph 8.2 in the Plan (as modified) makes clear that figure is approximate and that the actual number will be determined at the planning application stage in the context of the relevant policy requirements.

Conclusion on additional potential allocations identified during the examination

214. I therefore conclude that all of the four potentially additional sites are suitable and available, and that their development would be consistent with the Plan's spatial strategy and make a significant contribution to boosting the housing land supply within a few years of the Plan being adopted. In order to increase the housing land supply for the plan period such that it should be sufficient to meet needs to 2041, and to boost the supply of deliverable sites for the five years following adoption (2026 to 2031), I recommend that the Plan be modified to include the four additional allocations.

215. Each additional allocation needs to be accompanied by a site specific policy, setting out the approximate number of dwellings proposed along with a site map and development requirements as included in the proposed modifications and discussed above [**MM42**, **MM43**, **MM45** and **MM57**]. This will ensure that the Plan is positively prepared, consistent with national policy and effective in identifying sufficient land to meet the need for new homes. The policies map will need to be amended accordingly.

Overall supply for the plan period including main modifications

216. Subject to my recommended main modifications, the overall supply for the plan period 2023 to 2041 has capacity for a total of approximately 9,493 dwellings. This compares to a minimum requirement for that period of 9,270 dwellings meaning that there is a modest flexibility allowance of 223. However, there is additional flexibility due to the fact that no allowance has been made for any medium or large windfall sites and because the North East Thatcham site has

capacity for a total of around 2,500 dwellings whereas 1,760 are assumed to be built by 2041. Furthermore, the promoters of several of the allocations without planning permission consider that those sites will be able to accommodate more dwellings than the indicative figure included in the Plan.

217. I am satisfied, therefore, that if Sandleford Park does end up delivering fewer than 1,500 homes, or if some of the commitments do not deliver as expected, there is sufficient flexibility to allow the identified need for the plan period to be met. Moreover, the Plan will need to be reviewed and updated many years before 2041 in the context of the revised NPPF published in February 2025. Adopting the Plan as soon as possible will ensure that 13 new allocations, with collective capacity for around 3,200 new homes that do not have permission, are confirmed in an adopted local plan which will provide much needed certainty over the period during which the review and update take place.

218. The reasoned justification to policy SP12, and the housing trajectory in Appendix 8, need to be modified to reflect the updated evidence relating to the housing land supply for the modified plan period 2023 to 2041 [**MM19** and **MM111**]. This will ensure that the Plan is effective and justified.

Five year housing land requirement and supply

219. NPPF (2021) advises that local plans should identify a supply of specific, deliverable sites for years one to five of the plan period. Associated guidance clarifies that strategic policies should identify a five year housing land supply from the intended date of adoption of the plan[72]. That is also the case in the revised NPPF published in February 2025.

220. The Council intends to adopt the Plan in 2025/26 and therefore year 1 for the purposes of calculating five year supply following adoption starts on 1 April 2026. Based on the modified housing requirement of 515 dwellings per year, the five year requirement from that date, including a 5% buffer in accordance with the NPPF (September 2023), is 2,704 dwellings. The updated housing trajectory indicates that completions between 2023 and 2026 are expected to be significantly above the minimum requirement. However, as actual total completions in that period are not known, it is not appropriate to reduce the five year requirement from 1 April 2026 to take account of any over supply since 2023. This represents a positive approach.

221. National planning policy and guidance does not deal specifically with how to assess whether there will be a five year supply from a date a number of years after the date of the most recent comprehensive evidence about housing land supply. However, based on current evidence relating to the availability and

[72] PPG ID:68-004 (July 2019).

suitability of sites, viability, ownership, developer intentions, planning status, site assessments, infrastructure and build rates, a judgement can be made about whether there is a realistic prospect of the assumed number of dwellings being built on the identified land supply between 1 April 2026 and 31 March 2031.

222. The latest trajectory, which takes account of all of my recommended modifications (including the additional allocations CA12, CA17, PAN8 and TIL13 referred to above) indicates that a total of 3,195 dwellings could be developed between 1 April 2026 and 31 March 2031 meaning that there would be a surplus of 491 dwellings against the five year requirement for that period. In other words, a deliverable supply for 5.9 years. Without the additional four allocations (total capacity 433 dwellings) the surplus would be marginal (58 dwellings).

223. The five year supply from 1 April 2026 includes 810 dwellings on all sites with full permission, or sites with outline permission for fewer than 10 dwellings on 1 April 2023; 1,605 dwellings on sites without planning permission, or sites with outline permission for more than 10 dwellings on 1 April 2023; 80 dwellings on sites to be allocated in Hungerford and Lambourn neighbourhood plans; and 700 windfalls.

224. There is no clear evidence to indicate that 810 dwellings will not be built between 2026 and 2031 on the sites with full permission, or on sites with outline permission for fewer than 10 dwellings. For the reasons set out above, the assumptions about windfalls and sites being allocated in the two neighbourhood plans are reasonable, and I am satisfied that there is a realistic prospect that the numbers of homes assumed will be delivered in the relevant period.

225. The Council and site promoters have provided relevant information, as referred to above, for all of the sites without permission or those with outline permission for more than 10 dwellings on 1 April 2023 assumed to be developed between 2026 and 2031. Those sites include the four additional allocations that I recommend be included in the Plan through main modifications. The information provided adequately addresses issues such as site availability, developer intentions, and progress towards obtaining permission and discharging conditions, as well as policy requirements such as nutrient neutrality and physical constraints. The Council's assumptions about the timing and rate of development are more cautious than those of the site promoters for some sites. I am therefore satisfied that there is clear evidence, that is proportionate, adequate and up-to-date, to demonstrate that there is a realistic prospect that a total of 1,605 homes will be completed on those sites in that period.

226. Overall, therefore, I conclude that, subject to the main modifications to site allocations referred to above, the Plan identifies a supply of specific, deliverable sites for five years following the intended date of adoption. The reasoned

justification to policy SP12 needs to be modified to reflect the updated evidence relating to the five year supply 2026 to 2031. Having considered the responses to the consultation, I have amended the proposed modification to paragraphs 6.25 to 6.27 and Table 3 to accurately set out the five year housing land supply from 1 April 2026 as described above. This will ensure that policy SP12 is appropriately justified, effective, and consistent with national planning policy [**MM19**].

Conclusion

227. Subject to the main modifications that I recommend above, the Plan identifies a sufficient supply and mix of housing sites consistent with national policy.

Issue 9 – Are the policies in the Plan relating to the design, type and mix of new housing, including affordable homes, justified and consistent with national policy and will they be effective in meeting the needs of different groups in the community?

Affordable housing

228. Policy SP19 sets out various requirements for the provision of affordable homes in market-led residential development schemes, including 30% on previously developed land and 40% on greenfield sites. These requirements are estimated by the Council to deliver a total of around 2,200 affordable homes over the plan period. This will make a significant contribution towards meeting the identified need for additional affordable homes which is around 330 per year or around 6,000 over the plan period. The viability assessment tested the effects of higher and lower levels of affordable housing, and the 30% and 40% requirements in the Plan strike a reasonable balance between maximising the delivery of much needed affordable homes and ensuring the viability of development is not compromised.

229. Modifications are, however, required to certain parts of policy SP19 to ensure it is justified and consistent with national policy. The requirement for affordable housing provision on sites of between five and nine dwellings needs to be changed so that it only applies to designated rural areas. The fourth paragraph needs to be modified to clarify that a review mechanism may be required if a lower level of affordable housing is proposed, as there will be some circumstances where this may not be necessary or justified. The fifth paragraph should refer to mixed and balanced communities in circumstances when off-site provision of affordable homes may be appropriate. The tenure split of affordable housing needs to be clarified to reflect the housing needs assessment and ensure that the needs of specific groups can be met. The requirement for affordable housing provision in specialist housing for older and disabled people needs to be clarified. Finally, the requirement for dwellings to

remain affordable in perpetuity needs to be clarified so that it applies to all forms of affordable home ownership. Associated changes are required to the reasoned justification. These modifications [**MM28** and **MM29**] will ensure that policy SP19 is justified, effective and consistent with national policy.

230. Polices DM16 and DM17 relate to First Homes exception sites and rural exception housing schemes respectively. These are consistent with national policy and will be effective in helping to meet the need for affordable homes.

Housing density

231. Policy SP1 sets out different requirements for the density of residential development in different parts of West Berkshire, including at least 70 dwellings per hectare in town centres, along main transport routes and close to transport nodes; at least 35 per hectare in urban areas; and at least 30 per hectare in other defined settlements. Modifications are required to clarify that in the AONB densities of 20 dwellings per hectare are appropriate, and that in all locations development should seek to make optimum use of land and achieve high quality design [**MM3**]. This will ensure the approach is justified having regard to the particular characteristics of different parts of the district, consistent with national policy.

Housing type and mix

232. Policy SP18 requires residential development to contribute to the delivery of an appropriate mix of dwelling tenures, types and sizes, reflecting the proportions set out in Table 3. Those figures are based on a reasonably up to date assessment and the policy also refers to taking account of more recent evidence. The approach is, therefore, justified and consistent with national policy aimed at ensuring the housing needs of different groups in the community can be met.

233. Policy SP18 also requires all dwellings to be accessible and adaptable in accordance with building regulation M4(2), and around 10% of new market homes to meet the wheelchair users standard M4(3). Those requirements are based on proportionate and reasonable estimates of need and were factored into the viability assessment of the Plan. They are, therefore, justified and consistent with national policy. However, a modification is required to clarify the approach to the provision of wheelchair accessible and adaptable homes in affordable housing schemes, to ensure consistency with national policy and effectiveness [**MM27**].

Internal space standards

234. The requirement in policy DM30 for all new dwellings to comply with the nationally described space standard is not justified by evidence of need as required by national policy. Modifications are, therefore, required to delete policy DM30 and associated reasoned justification, and the reference in paragraph 5.30 to all residential development complying with those standards [**MM12** and **MM90**].

Public open space and private gardens

235. Policy DM40 requires all residential development of 10 or more dwellings to provide high quality public open space on-site, with reference to a standard of 3-4.3 ha per 1,000 population, or through a financial contribution for off-site provision in certain circumstances. This approach is consistent with national policy and justified.

236. Policy DM31 sets out requirements for the provision of private amenity space in residential developments. A modification is required to the policy and reasoned justification to clarify the requirement for flatted developments, including through the provision of balconies [**MM91** and **MM92**]. This will ensure the policy is justified and effective.

Specialist housing

237. Paragraph 11.18 in the Plan refers to an identified need for around 1,710 units of specialist housing for older people between 2021 and 2039 (95 per year). Policy DM19 supports the provision of new, and the extension or alteration to existing, specialist housing subject to certain criteria being met. Modifications are required to the policy and reasoned justification to clarify the types of development (including sheltered accommodation, extra care housing and care homes) and the approach to affordable housing provision [**MM86** and **MM87**]. This will ensure the policy is effective and consistent with national policy.

Conclusion

238. Subject to the main modifications referred to above, the policies in the Plan relating to the design, type and mix of new housing, including affordable homes, are justified and consistent with national policy and will be effective in meeting the needs of different groups in the community.

Issue 10 – Will the Plan be effective in ensuring that the need for additional accommodation for Gypsies and Travellers, and Travelling Showpeople, can be met?

239. National policy expects strategic policies, as a minimum, to provide for objectively assessed needs to be met including the housing needs for different

groups in the community[73]. Planning Policy for Traveller Sites (PPTS)[74] expects local planning authorities to use a robust evidence base to establish accommodation needs of Gypsies and Travellers and local plans to identify specific deliverable sites for years 1 to 5, and specific, developable sites or broad locations for years 6 to 10 and where possible for years 11-15.

240. The Council commissioned a Gypsy and Traveller Accommodation Assessment (GTAA) which was carried out in 2019 and updated in 2021[75]. This was undertaken by an experienced consultant based on established good practice. Further evidence relating to need was provided during the examination, including in connection with a planning application and by the GTAA consultant orally during the hearings. I am satisfied that the available evidence relating to Gypsy and Traveller accommodation needs is proportionate, up to date and adequate.

Gypsy and Traveller accommodation

241. At the time the Plan was prepared, there was one Council-operated Gypsy and Traveller site in the district, along with five private authorised sites and one occupied unauthorised site. Table 7 in the Plan identifies a net shortfall of 30 pitches between 2021 and 2038 compared to identified needs associated with the families on those existing sites[76]. However, between 2021 and 2023, planning permissions were granted for a total of 10 net additional pitches on three of the existing sites.

242. One site is allocated in the Plan for additional Gypsy and Traveller accommodation: RSA24 New Stocks Farm, Paices Hill, Aldermaston. This was previously used to provide transit pitches, but planning permission was granted in September 2022 to create 8 permanent pitches. Whilst the site is within the Aldermaston DEPZ, its use was taken into account in the Off-Site Emergency Plan and there is no substantive evidence before me to indicate that the planning permission will not be implemented.

243. The 8 permanent pitches on RSA24 contribute to the 10 additional pitches identified between 2021 and 2023 referred to above. There remains, therefore, a residual requirement for 20 additional pitches between 2023 and 2038. There

[73] NPPF 11b and 62.
[74] The PPTS was updated in December 2023 and December 2024. Given the latest revision was published during the main modifications' consultation towards the end of the examination, for pragmatic reasons and having regard to PPTS paragraph 30, I have not considered the implications of the definition of "gypsies and travellers" as revised in December 2024. The Council will need to consider this during the preparation of the Gypsy and Traveller Site Allocation Development Plan Document that its local development scheme indicates will be adopted by 2027.
[75] HOU3a and HOU3b.
[76] PPTS December 2023 definition or "full cultural need" as referred to in the GTAA (HOU3b).

may also be a need for additional pitches between 2038 and 2041, but that has not been quantified.

244. Despite a call for sites during the preparation of the Plan and again in November 2023, only one potential site was suggested. Rather than further delay the preparation of the Plan in an attempt to identify more allocations, the Council's local development scheme includes a commitment to consider the matter again when the Plan is reviewed.

245. In the meantime, policy DM20 sets out a positive approach to considering extensions to the existing sites, and for the establishment of new sites located in or well related to settlements or in rural locations provided that they are appropriate in scale and not isolated. In September 2023, there were six planning applications proposing a total of 15 pitches pending consideration by the Council, all of which would be additional to the supply of pitches referred to above.

246. Thus, whilst the Plan does not identify sufficient specific sites to meet in full the identified need for additional Gypsy and Traveller accommodation to 2038 or for the modified plan period to 2041, I am satisfied that there is a reasonable prospect of those needs being met from sites that have planning permission or others that will come forward as windfalls in the context of policy DM20. Furthermore, if additional sites do need to be allocated, the Council is committed to undertaking the necessary work in the short to medium term.

247. A number of changes are required to the reasoned justification to policy DM20 so that it is up to date and clearly and accurately sets out the identified need, and supply of sites, for additional Gypsy and Traveller accommodation. This will ensure that the policy is justified and effective [**MM88**].

Travelling Showpeople's accommodation

248. There is one Travelling Showpeople's yard in the district, at Long Copse Farm, Enborne. This has been used as a circus headquarters for many years, although the number of authorised residential units has been limited to four and the storage of caravans, vehicles and equipment restricted to the eastern part of the site[77]. A site that included that yard was allocated for 24 plots in the local plan adopted in 2017 based on a GTAA carried out in 2015 which had identified that scale of need associated with a circus business. Temporary permissions were granted in 2018 and 2020 to accommodate around 20 families, associated with a circus, who had been moved off an unauthorised site in London.

[77] Planning permission for dual use of a site (comprising the allocation and adjoining land) as an agricultural holding and circus headquarters, including a mobile home and three caravans for four months of the year, was granted on appeal in 2001 [EXAM36].

However, no permanent plots have been granted on the allocation other than the four permitted in 2001.

249. The 2019 GTAA and 2021 update indicate that a need for 24 plots still exists, such that the site is again allocated in the Plan as RSA25. A planning application was submitted in 2023 to use the allocated site for 24 Travelling Showpeople's plots on a permanent basis[78]. Information provided with that application indicates that the plots are required for circus workers when not performing but also by some older family members and children associated with circus workers on a more permanent basis. Such use is consistent with the PPTS definition of Travelling Showpeople which is members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such), including such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently[79].

250. The existing authorised use of the site is not tied to any particular circus business or Travelling Showpeople use. Evidence provided by the GTAA consultant and the Showmen's Guild[80] indicates that there is a shortage of Travelling Showpeople's yards, and a shortage of opportunities to develop new yards, around England. Thus, even if the existing circus business were to vacate the site, it is likely that it would be suitable and appropriate for an alternative Travelling Showpeople's business.

251. The allocation allows for a significant increase in the physical area to be used as a Travelling Showpeople's yard compared to the area permitted for storage of caravans, vehicles and equipment under the 2001 permission. However, the size of the allocation is justified on the basis of the number of plots reasonably required for a Travelling Showpeople business based on the available evidence, taking into account guidance on plot design from the Showmen's Guild, and national policy which recognises the need for mixed-use yards to allow residential accommodation and space for storage of equipment[81]. Policies RSA25 and DM20 set out detailed requirements relating to layout, design, landscaping and access which should ensure that the proposed development does not have an unacceptable impact on the character or appearance of the area or on highway safety.

252. I am, therefore, satisfied that the allocation of RSA25 for a Travelling Showpeople's yard including 24 plots is justified and consistent with national policy. However, the reasoned justification to policy DM20 needs to be modified to explain the proposed use of the site [**MM88**], and RSA25 needs to be

[78] EXAM37.
[79] PPTS (December 2023) Annex 1 paragraph 3.
[80] FWS10/3 Annex 11.
[81] PPTS (December 2023) paragraph 19.

modified to delete reference to flood zones 2 and 3 as the Environment Agency has confirmed that those zones do not cover the site [**MM66**]. Those modifications will ensure the two policies are justified and effective.

Conclusion

253. Subject to the main modifications described above, the Plan should be effective in ensuring that the need for additional accommodation for Gypsies and Travellers, and Travelling Showpeople, can be met.

Issue 11 – Are the policies in the Plan relating to economic development justified and consistent with national policy, and will they be effective in supporting economic growth?

Strategic approach to employment land

254. Policy SP20 supports industrial, storage and distribution, and office developments on allocated sites; designated employment areas; other existing employment land; other sites within settlement boundaries; and in the countryside provided that certain criteria are met. The policy also seeks to prevent the loss of existing employment uses outside designated employment areas other than in certain defined circumstances. This represents a positive approach, and is necessary given the identified net additional need for nearly 100,000 sqm of industrial and warehouse floorspace and nearly 60,000 sqm of office floorspace. However, for clarity and therefore effectiveness, the wording of SP20 needs to be modified to refer to the specific allocations ESA1 to ESA6 and designated employment areas listed in Appendix 4 to the Plan [**MM30**].

Designated employment areas

255. The 23 designated employment areas listed in Appendix 4 and defined on the policies map are the most significant established areas of industrial, warehouse and office uses identified through employment land reviews carried out in 2020 and 2022. I am satisfied, therefore, that they were selected for designation based on adequate and proportionate evidence.

256. However, the detailed boundary of the designated area of Young's Industrial Estate, Aldermaston needs to be amended to ensure consistency with the approach to development in the DEPZ set out in policy SP4. The boundary of the designated area of Membury Industrial Estate, Lambourn needs to be amended to reflect an extant planning permission and to include allocations ESA2 and ESA3. The reasoned justification to policy SP20 needs to be modified to update the information about the London Road Industrial Estate and Greenham Business Park designated areas. These changes to the policies

map and modification to the reasoned justification to SP20 [**MM31**] will ensure that the Plan is effective and justified.

257. Policy DM32 states that all designated employment areas are safeguarded for office, industry, and storage and distribution uses and sets out various criteria for considering development proposals. This is consistent with the strategic approach in policy SP20 set out above, and necessary given the identified need for net additional floorspace and the limited supply of suitable new employment land (see below). However, for effectiveness, a modification is required to the reasoned justification to DM32 to define industrial uses as those falling within use classes B2 and E(g)(iii) and storage or distribution as B8 [**MM93**].

258. Whilst there are other existing clusters of employment uses, none are so significant that they necessitate modification to the Plan to include them in the Appendix 4 list of designated employment areas subject to policy DM32. This is particularly so non-designated sites are also protected from loss to alternative uses by policy SP20.

Sites allocated for industrial and warehouse development

259. Six sites are allocated for industrial and/or warehouse development. Each is designated on the policies map, and subject to a specific policy in chapter 8 of the Plan. The allocations were selected following the employment land reviews in 2020 and 2022, the Housing and Economic Land Availability Assessment, and sustainability appraisal. Four of the employment allocations propose major development in the AONB. However, each of the allocations represents an extension to an existing established employment site, and the landscape impacts have been assessed and will be adequately mitigated due to the extent of the allocation and by the development requirements set out in relevant policies in the Plan. For clarity and effectiveness, a modification is required to the reasoned justification to policy SP20 to define industrial uses as those falling within use classes B2 and E(g)(iii) and storage or distribution as B8 [**MM31**].

260. Modifications are also required to the detailed wording of some of the employment allocation policies, to reflect up to date evidence and therefore ensure that they are justified and effective.

261. ESA1 needs to refer to recent planning permissions, including that granted to Thames Valley Police for a logistics hub and office development on the site [**MM68**]. If implemented, this would reduce the supply of land available for general industrial and warehouse development.

262. The amount of floorspace proposed in ESA2 needs to reflect an extant planning permission, and reference to an archaeological assessment needs to be added (and to ESA3) [**MM69** and **MM70**]. Whilst some of the requirements in ESA2

may differ from the extant permission, they are nonetheless justified as they would be appropriate and necessary to the assessment of any further proposals relating to the site, including those in part (e) aimed at minimising the impact on the AONB.

263. Reference to a minerals safeguarding area in ESA4 needs to be deleted to ensure consistency with the adopted Minerals and Waste Local Plan which includes the site as part of a waste safeguarding area [**MM71**]. Finally, ESA5 needs to be modified to ensure that potential contamination on the site is appropriately addressed [**MM72**].

264. Subject to the above modifications, I am satisfied that the six employment allocations are based on proportionate, adequate and up to date evidence. Collectively, they have capacity for up to 60,000 sqm of industrial and warehouse development[82] meaning that they will make a significant contribution towards meeting the need for nearly 100,000 sqm of additional floorspace. Whilst some of the designated employment areas also have capacity for additional floorspace, including London Road Industrial Estate later in the plan period, it is clear that there is a significant shortfall between the amount of employment land that the Plan identifies and the amount of land needed.

265. Various other sites, including land adjoining existing industrial estates, were considered for allocation in the Plan but excluded due to being in the DEPZ, at risk of flooding and/or due to the likely impact on the landscape or setting of the AONB. I am satisfied that there is proportionate and adequate evidence to support the Council's assessment of each of those sites, and that the constraints referred to represent strong reasons for preventing employment development in those locations.

266. The amount of new employment land proposed in the Plan is, therefore, justified despite it being insufficient in quantitative terms to meet the identified need for industrial and warehouse development over the plan period as there are strong reasons, based on relevant national policy[83], to restrict the overall scale and distribution of those forms of development at the present time. The identified industrial and warehouse land supply should be sufficient to meet needs for several years after adoption, and the Council is committed to considering this matter further in the forthcoming review.

Theale rail-road transfer site

267. Policy DM43 aims to ensure that a site at Theale defined on the polices map is reserved for industries which require a rail-road transfer facility and access to

[82] If the Thames Valley Police develop allocation ESA1, this would be reduced to around 40,000 sqm.
[83] NPPF 11b and footnote 7 and NPPF 97b.

the highway network, and that the site is not redeveloped for other uses. Paragraph 12.100 states that the site is primarily an aggregates terminal which is safeguarded in the West Berkshire Minerals and Waste Local Plan 2022-2037. However, paragraph 12.101 seems to suggest that the site is also suitable for uses that require a rail-road transfer facility for consumer goods. To address this ambiguity, and to ensure consistency with the Minerals and Waste Local Plan, modifications are required to the policy and reasoned justification [**MM103** and **MM104**]. These will ensure that the policy is justified and effective in ensuring a sustainable transport facility, that is unique in the district, is safeguarded for appropriate uses.

Office development

268. No sites are allocated in the Plan specifically for office development as none were assessed as being available, suitable and viable for development. The approach to office development in the Plan is to safeguard existing office space (policies SP20 and DM32); promote offices on redevelopment sites within and on the edge of town centres (policy SP22); and support office developments on relevant allocated sites, in designated employment areas, existing suitably located employment sites and suitable sites within settlement boundaries (policy SP20). Policy DM32 states that new office proposals within a designated employment area will not be required to satisfy the sequential test set out in national policy.

269. Given the lack of suitable and available sites to allocate, and the identified need for around 58,000 sqm of net additional office floorspace, this approach is justified and necessary to support the local economy. However, to ensure effectiveness, the reasoned justification to policies SP20 and DM32 needs to be modified to define "office development" as uses falling within sub sections E(g)(i) or E(g)(ii) of the Use Classes Order [**MM31** and **MM93**].

Town centres and retail parks

270. Policy SP22 sets out a hierarchy of town centres based on the scale, character and role of each: major town centre: Newbury; town centres: Thatcham and Hungerford; and district centres: Lambourn, Pangbourne and Theale. The policy goes on to define various criteria for considering development proposals aimed at maintaining and enhancing the vitality and viability of each of the centres. This approach is consistent with national policy.

271. The town centre boundaries and primary shopping areas within each are defined on the policies map. They are based on the boundaries defined in the adopted core strategy revised to take account of changes in recent years, including new developments and changes of use. In general, I am satisfied that the boundaries defined are justified and will help to ensure that policy SP22 can be effectively implemented. However, the Newbury primary shopping area

needs to be amended on the policies map to exclude the east side of the Kennet Centre fronting Market Place as the majority of units along that frontage are no longer in retail use. Subject to this, the Plan provides a justified policy framework for considering the redevelopment of the centre for a mix of main town centre uses.

Economic development in the countryside

272. Policies DM35, DM36 and DM38 support proposals that contribute to sustaining a prosperous rural economy, farm diversification, and development on existing educational and institutional sites in the countryside, provided that various specified criteria are met. In most respects these policies are consistent with national planning policies supporting a prosperous rural economy. However, a number of changes to the detailed wording of policies DM35 and DM38 and associated reasoned justification are necessary to ensure they are justified and effective [**MM95, MM96, MM99** and **MM100**].

Equestrian development and the horseracing industry

273. Equestrian activities, and the North Wessex Downs horseracing industry in the Lambourn Valley in particular, are characteristic features of West Berkshire and play an important role in the rural economy. Policy DM37 includes three parts relating to domestic and commercial equestrian development; the horseracing industry; and Newbury Racecourse.

274. The second part of policy DM37 seeks to protect and allow the growth of the horseracing industry whilst conserving environmental quality and countryside character. In principle, this is justified and consistent with national policy relating to the natural environment, landscape character, particular economic sectors, and the rural economy. However, modifications are required to the policy and reasoned justification to ensure the Plan is effective in protecting existing horseracing establishments and facilities, both from changes of use and redevelopment to other uses but also from development nearby that could impact on the vitality and viability of the industry; supporting the development of related services, facilities and infrastructure; and allowing new residential development in the countryside where it is essential to the horseracing industry in accordance with policy DM23 [**MM97** and **MM98**].

275. A modification is also required to the first part of policy DM37 to ensure that it is effective by clarifying that it relates to all equestrian development, and by referring to the British Horseracing Authority standards, as well as other standards, relating to the adequate provision of land and facilities [**MM97**]. Following the modifications' consultation I have amended that part of the policy to refer to proposals having regard to those standards as it is not justified to require proposals to be in accordance with them as they do not form part of the statutory development plan.

Denison Barracks and RAF Welford

276. RAF Welford and Denison Barracks are important facilities that support national defence activities. Various policies in the Plan relating to development in the countryside would not be effective in either supporting development required for operational or associated reasons, or in ensuring that the sites are not affected adversely by the impact of other development proposed in the surrounding area.

277. It is necessary, therefore, to include an additional policy along with reasoned justification and site maps in the Plan relating to those two establishments. This would support development at RAF Welford and Denison Barracks where it directly sustains the functioning of the defence establishment, and prevent development in the surrounding area if it would adversely affect the defence related operation or capability of the site and/or the safety and wellbeing of those within the relevant statutory safeguarding zones [**MM94**]. The policies map will need to be amended to define the sites and safeguarding zones. This will ensure that the Plan is effective and consistent with national policy relating to defence establishments.

Conclusion

278. Subject to the main modifications referred to above, the policies in the Plan relating to economic development are justified and consistent with national policy, and will be effective in supporting economic growth.

Issue 12 – Are the other strategic and development management policies in the Plan justified, consistent with national policy and effective?

279. This issue considers the soundness of all of the Plan's policies not covered under the preceding main issues.

Climate change and sustainable construction (policies SP5 and DM4)

280. National planning policy expects the planning system to help shape places in ways that contribute to radical reductions in greenhouse gas emissions, including through the design of development. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards[84].

281. The Planning and Energy Act 2008 allows local planning authorities to set energy efficiency standards in their development plan policies that exceed the energy efficiency requirements of the building regulations. However, such

[84] NPPF 152 and 154b.

policies must not be inconsistent with relevant national policies and should use standards that are nationally endorsed.

282. The written ministerial statement on local energy efficiency standards published on 13 December 2023[85] advises that changes to energy efficiency building regulations are planned for 2025 meaning that homes built to that standard will be net zero ready and should need no significant work to ensure that they have zero carbon emissions as the grid continues to decarbonise. Compared to varied local standards, which can add cost and complexity, such nationally applied standards provide much-needed clarity and consistency for businesses to invest and prepare to build net zero ready homes. In that context, the Government does not expect local plans to set local energy efficiency standards that go beyond current or planned building regulations. Any planning policies that do propose higher energy efficiency standards should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures that:
    - development remains viable, and the impact on housing supply and affordability is considered; and
    - the additional requirement is expressed as a percentage uplift of a dwelling's Target Emission Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).

283. West Berkshire has carbon emissions well above average levels for the South East and England, and the Council declared a climate emergency in 2019 with the stated aim of becoming carbon neutral by 2030[86]. Fuel poverty levels are also relatively high in the district[87].

284. Mitigating and adapting to climate change and minimising demand for energy and other resources is one of the Plan's strategic objectives. Policy SP5 requires all development to contribute to West Berkshire becoming and staying carbon neutral by 2030 including by applying the energy hierarchy, achieving the highest viable levels of energy efficiency, generating and supplying renewable, low and zero carbon energy, and as a last resort carbon offsetting in accordance with policy DM4. Policy DM4 requires development to achieve net zero operational carbon emissions (regulated and unregulated energy) by implementing the energy hierarchy, meeting specified minimum standards of construction, and including onsite renewable, low and zero carbon energy technologies.

285. The minimum construction standards for residential development set out in policy DM4 part 1A require compliance with the carbon TER set by the Future Homes Standard once this is confirmed by central government, and in the meantime a 63% reduction in carbon emissions by on-site measures as

[85] Statement UIN HCWS123.
[86] Plan 10.12 and 10.13 and Table 5.
[87] Plan 10.15.

compared to the baseline emission rate set by Building Regulations Part L 2021 (SAP 10.2). Part 1A also sets a target expressed in terms of the Building Regulations Fabric Energy Efficiency metric (15kWh/m2/year). The latter is intended to ensure that fabric energy efficiency is achieved as a key step in meeting the TER target, which itself is expected to be achieved before the addition of onsite renewable, zero and low carbon energy technologies.

286. Policy DM4 part 1B sets construction standards for residential refurbishments and part 2 sets standards for non-residential development. These are expressed in terms of achieving BREEAM excellent, which is a nationally recognised and achievable standard.

287. The final part of policy DM4 states that if development cannot demonstrate that it is net zero carbon in relation to operational energy (regulated and unregulated) it will be required to address any residual carbon emissions by a cash in lieu contribution.

288. The Council has provided a significant amount of detailed evidence for policies SP5 and DM4, including from specialist consultants[88]. This includes analysis of national policy and legislation; technical evidence relating to the emerging Future Homes Standard including through the national Future Homes Hub relating to technologies and standards; and the potential implications for building costs including in circumstances in which financial contributions are required for carbon offsetting. With regard to the latter, the increase in costs associated with meeting the requirements of policy DM4 is estimated to be around 5% based on national data adjusted to take account of local circumstances. These additional costs, which are not insignificant, were factored into the viability assessment of the Plan which I concluded earlier demonstrates that the cumulative impact of the policy requirements is unlikely to undermine the viability of development, having made reasonable assumptions about building costs and values, developer profits and benchmark land values.

289. The overall aim of policies SP5 and DM4 - development achieving net zero operational carbon emissions - is consistent with national planning policy. The overarching energy efficiency target in DM4 part 1A is expressed in terms of TER as required by the written ministerial statement, and the levels set are justified in the context of current and planned building regulations and the Council's detailed evidence. The policy relating to fabric energy efficiency is also expressed in terms of the building regulations metric. Thus, whilst that particular standard is not referred to in the written ministerial statement, I am satisfied that it is a practical and measurable approach that avoids adding complexity through the introduction of different metrics.

290. However, the approach in policy DM4 does go beyond current and planned building regulations in a number of respects including by stipulating that fabric energy efficiency should be the first step in achieving the TER target; requiring

[88] CC1 (December 2022) and EXAM39 (June 2024).

that target to be met before account is taken of on-site renewable, zero and low energy technologies; and by referring to both regulated and unregulated energy. Notwithstanding that, the Council's evidence demonstrates that the approach should be effective in ensuring that development achieves net zero operational carbon emissions without compromising the financial viability of development in West Berkshire.

291. Furthermore, whilst following the specified approach will reduce flexibility for developers, and at least in the short to medium term present some additional challenges in terms of detailed design, materials, technologies and construction skills, there is no substantive evidence to indicate that those cannot be overcome. The effect of the standards on the overall affordability of housing in West Berkshire, which is affected by various factors, is difficult to assess but there is no substantive evidence to indicate it is likely to be significant. Moreover, the climate emergency and fuel poverty mean that it is essential to achieve significant improvements in the standards of construction in the district. I am therefore satisfied that the approach of going beyond current, and potentially future, building regulations is justified in the particular circumstances of West Berkshire and the significant, persuasive evidence provided for the detailed requirements of policy DM4.

292. Overall, therefore, the approach set out in policies SP5 and DM4 is justified and consistent with national policy and should be effective in helping to mitigate climate change and tackle fuel poverty. However, policy DM4 needs to be modified to replace the single fabric energy efficiency target for residential development with specific targets, still expressed in the building regulations SAP metric, relevant to different types of dwelling. This will ensure the policy is effective and justified in terms of viability based on recent research[89]. Detailed wording changes also need to be made, for effectiveness, to parts 1B, 2 and 3 of DM4 to clarify the requirements relating to residential refurbishments and non-residential development [**MM75**]. The reasoned justification needs to be modified accordingly, and to refer to a supplementary planning document which is being prepared by the Council to provide further guidance [**MM76**].

Flood risk, water resources, water quality and waste water (policies SP6, DM6 and DM7)

293. A number of changes to the detailed wording of parts of policy SP6 and associated reasoned justification are necessary to ensure effectiveness and consistency with national policy on development and flood risk, including in relation to the sequential and exception tests and by adding reference to cumulative impacts and to surface water flooding in the Newbury and Thatcham area [**MM10** and **MM11**].

[89] EXAM39.

294. The reasoned justification to policy DM6 needs to be modified to refer to recent legislation relating to water quality and nutrient pollution relevant to the River Lambourn including the Levelling Up and Regeneration Act 2023 and the Designation of Sensitive Catchment Areas Notice 2024 [**MM77**]. This will ensure that the policy is effective and justified.

295. The requirement in policy DM7 for all new dwellings to meet the optional building regulations requirement of 110 litres/person/day is justified, subject to a change to the detailed wording, because the Thames Water region is under serious stress. However, a number of changes to other parts of the policy and reasoned justification are required, including deletion of the references to development being "water neutral" and clarification of the approach to the provision of water supply and wastewater treatment infrastructure capacity to serve development including through the reference to phasing where necessary. This modification [**MM78**], and associated modification to the reasoned justification [**MM79**], will ensure that policy DM7 is justified and consistent with national policy. Consequential modifications are required to the RSA policies to delete references to water and waste water infrastructure in order to avoid duplication and inconsistency; these are listed under main issue 7.

Landscape (policy SP8), green infrastructure (policy SP10), biodiversity (policy SP11), and trees, woodland and hedgerows (policy DM15)

296. Policy SP8 supports development which conserves and enhances the diversity and local distinctiveness of the landscape character of the district and requires planning applications to be accompanied by an appropriate landscape assessment that is proportionate to the scale and nature of the proposal. This policy is consistent with national policy and no modification is required.

297. Policy SP10 aims to protect and enhance local and strategic green infrastructure across the district. A modification is required to the detailed wording of part (o) relating to buffer zones along watercourses, to ensure effectiveness [**MM15**].

298. Policy SP11 sets out various requirements aimed at ensuring that development conserves and enhances biodiversity and includes specific references to internationally designated sites, nationally designated sites, irreplaceable habitats, and sites of local importance. In most respects this is consistent with national policy. However, modifications are required to the sections on biodiversity net gain, to avoid duplication with statutory requirements and inconsistency with national policy, and to clarify part (d) relating to buffer zones. This will ensure the policy is justified and effective [**MM16**]. Consequential modifications are required to the reasoned justification [**MM17**].

299. Policy DM15 aims to conserve and enhance trees, woodlands and hedgerows. Modifications are needed to the third paragraph and associated reasoned justification to ensure the requirement relating to Tree Preservation Orders is clear and consistent with national policy [**MM84** and **MM85**].

Historic environment (policies SP9 and DM9 to DM14)

300. Policy SP9 aims to set out a positive strategy for the conservation and enjoyment of the historic environment along with development management policies relating to different types of heritage asset. Further detailed development management policies are set out in policies DM9 to DM14 relating to conservation areas, listed buildings, non-designated heritage assets, registered parks and gardens, registered battlefields and assets of archaeological importance. The intention of these policies is to be consistent with national policy and provide additional detail to ensure an effective approach to decision making in the specific context of West Berkshire.

301. In principle, the approach is justified. However, modifications are required to various parts of some of the policies to ensure consistency with national policy and effectiveness. Policy SP9 and reasoned justification need to be modified to clarify the actions that will be taken to deliver a positive strategy for the conservation and enjoyment of the historic environment; to ensure an appropriate approach to decision making in relation to designated and non-designated heritage assets; and to delete reference to "enabling development" [**MM13** and **MM14**]. Some changes to policy DM9, DM10 and DM11, and associated reasoned justification, are also required to ensure an effective approach to decision making for development affecting conservation areas, listed buildings and non-designated heritage assets that is consistent with national policy [**MM80** to **MM83**].

Residential development in the countryside (policy DM1 and DM23 to DM27)

302. Policy DM1 states that, exceptionally, residential development outside settlement boundaries will be permitted and sets out a number of criteria that would need to be met. Policies DM23 to DM27 each set out criteria to consider whether specific types of residential development will be supported in the countryside: housing for rural workers; conversion of existing buildings to dwellings; replacement of existing dwellings; extensions of residential curtilages; and sub division of existing dwellings.

303. In most respects these policies are consistent with national policy and will be effective for the purposes of preparing and determining planning applications relating to such types of development which is particularly important in a rural district such as West Berkshire. However, modifications are required to the detailed wording of parts of DM1 and DM27 to ensure that they are justified and effective [**MM73** and **MM89**].

Health and wellbeing (policy DM3)

304. Policy DM3 needs to be modified to clarify how development proposals are expected to contribute to supporting healthy lifestyles and providing new health facilities where appropriate for effectiveness. The requirement for proportionate health impact assessments to support certain types of development also needs to be clarified to be consistent with national policy [**MM74**].

Infrastructure requirements and delivery (policy SP24)

305. Policy SP24 relates to existing, improved and new physical, social and green infrastructure. To ensure effectiveness and consistency with national policy, a modification is required to clarify that development will be required to ensure the timely and coordinated delivery of necessary infrastructure, having regard to the latest version of the Council's Infrastructure Delivery Plan, through proportionate financial contributions and/or on-site provision, and that where necessary the phasing of development will be linked to infrastructure provision [**MM34**].

Transport impacts and infrastructure (policies SP23, DM42, DM44 and DM45)

306. Policies SP23, DM42, DM44 and DM45 relate to the assessment and mitigation of impacts on the transport network, providing and improving transport infrastructure, and facilitating sustainable travel. In most respects, these are justified and consistent with national policy aimed at promoting sustainable transport. However, policy DM42 needs to be reworded to clarify that development will, where necessary, be required to make a proportionate contribution to the provision of, or improvement to, transport infrastructure before setting out the list of projects [**MM102**]. Policies DM44 and DM45 and associated reasoned justification need to be modified so that appropriate weight is given to Council guidance relating to highway design and parking standards, and to clarify the requirement for monitoring the implementation of travel plans [**MM105** to **MM107**]. This will ensure those policies are justified and effective.

Digital infrastructure (policy DM41)

307. Policy DM41 relates to the provision of digital infrastructure, including fibre to the premises and telecommunications. However, parts of the policy either duplicate or are inconsistent with national policy and, following changes to the building regulations, parts of the policy represent unnecessary duplication. Parts (a) to (d) should, therefore be deleted [**MM101**].

Conclusion

308. The modifications described above are necessary to ensure that the development management policies in the Plan referred to under this issue are justified, consistent with national policy and effective.

Overall Conclusion and Recommendation

309. The Plan has a number of deficiencies in respect of soundness and/or legal compliance for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.

310. The Council has requested that I recommend main modifications to make the Plan sound and/or legally compliant and capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended main modifications set out in the Appendix the West Berkshire Local Plan Review 2022-2039 satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

William Fieldhouse

Inspector

This report is accompanied by an Appendix containing the main modifications.

West Berkshire Local Plan Review (LPR) 2022-2039

Schedule of Main Modifications (MM)

This schedule contains all of the Main Modifications to the submitted West Berkshire Local Plan Review 2022 – 2039 (LPR) which are necessary in order to make the Plan sound.

The Main Modifications below are expressed in the form of ~~strikethrough~~ for deletions and underlining for additions of text.

Please note that the page numbers and paragraph numbering below refer to the Proposed Submission LPR dated 20 January 2023, as submitted.

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
MM1	14	Paragraph 4.11	*Insert additional text to the end of paragraph 4.11 as follows:* 'Future growth for Newbury and Thatcham has been set in the context of a long-term Vision developed for both towns, ensuring growth is sustainable in the longer term.'
MM2	15	Paragraph 4.17	*Insert key diagram after paragraph 4.17 as set out in Annex A below*
MM3	16 - 17	Policy SP1	*Amendments to the following settlement boundaries as referenced in fourth paragraph:* • *Chieveley – to ensure consistency with the Settlement Boundary Review Criteria (as shown in the Schedule of Changes to the Policies Map (PMC1))* • *Newbury – to reflect amendment to allocated site boundary of Sandleford Park (as shown in the Schedule of Changes to the Policies Map (PMC2))* • *Pangbourne - to reflect new site allocation at Land north of Pangbourne Hill (as shown in the Schedule of Changes to the Policies Map (PMC3))*

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			• *Thatcham – to reflect modifications to policy SP17, the inclusion of Colthrop Industrial Estate and the new site allocations at Henwick Park and Land east of Regency Park Hotel (as shown in the Schedule of Changes to the Policies Map (PMC4))* • *Tilehurst – to reflect new site allocation at Pincents Lane and the inclusion of the Pincents Lane Retail Park. (as shown in the Schedule of Changes to the Policies Map (PMC5))* *Amend sixth paragraph of the policy as follows:* 'In making optimum use of land and achieving high quality design ~~D~~density on individual sites will vary according to their location and context, size of developable area and site specific issues such as shape and access: • Within Newbury, Thatcham, Tilehurst, Purley on Thames, and Calcot, developments are expected to secure a net density of at least 35 dwellings per hectare with densities of at least 70 dwellings per hectare in town centres and for flatted developments along main transport routes and close to transport nodes. • Within other defined settlements developments are expected to secure a net density of at least 30 dwellings per hectare with higher densities achievable in the centres of Hungerford, Pangbourne and Theale. • Developments on the edge of defined settlements are generally expected to secure a net density of 30 dwellings per hectare outside of the AONB, and 20 dwellings per hectare within the AONB. • ~~However, l~~Lower density developments will be appropriate in certain areas of the District that are particularly sensitive to the impact of intensification and redevelopment. This may be because of the prevailing character of the area, the sensitive nature of the surrounding countryside or built form, and/or the relative remoteness from public transport.'

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			Amend the policy under 'Eastern Area' sub-heading as follows: **'Eastern Area** The Eastern Urban Area will continue to be a focus for housing development through existing commitments, allocated sites and regeneration and change in the existing built up area. The individual identities of the separate settlements within this area will be maintained and the high quality landscape and environmental assets in this part of West Berkshire will be conserved and enhanced. Theale will be a focus for additional housing through existing commitments and allocated sites ~~new allocations~~. The area will continue to be important for business development with the retention of DEAs.'
MM4	19	Policy SP2	*Amend the policy by adding a new second paragraph as follows:* 'Development in the setting of the AONB will be required to have regard to the interrelationship with the AONB and its landscape character and special qualities. Proposals will be required to be sensitively located and designed to avoid or minimise any adverse impacts on the AONB.'
MM5	19 - 20	Supporting text to policy SP2	*Amend the supporting text after paragraph 4.24 as follows:* 'The setting of the North Wessex Downs National Landscape (AONB) and the protected landscape of the AONB itself add value to each other as the landscape and landforms link visually and functionally. The policy recognises this important interrelationship and seeks to ensure that development in its setting does not cause significant harm to the AONB by being poorly located or designed. This is especially the case where long views from or to the AONB are identified as important, or where the

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			landscape character of land within and adjoining the AONB is complementary.' *Insert two new paragraphs after paragraph 4.28 as follows:* 'As part of the development of the LPR the Council has demonstrated the exceptional circumstances which justify allocating the sites identified in the LPR within the AONB. Therefore, proposals that meet the requirements of the relevant site allocation policy, along with other relevant policies, will be deemed to be in accordance with the development plan and consistent with national policy. The exceptional circumstances necessary to justify the allocation of any sites for major development within NDPs will be expected to be demonstrated through individual neighbourhood plans. Proposals that meet the requirements of the relevant site allocation policy in the neighbourhood plan, along with other relevant policies in the development plan, will be deemed to be in accordance with the development plan and consistent with national policy.'
MM6	21 - 22	Policy SP3	*Amend the policy as follows:* '**Urban Areas:** b) Strategic and non-strategic sites allocated for housing and economic development through other policies in the LPR and/or neighbourhood plans. **Rural Service Centres:** f) Non-strategic sites allocated for housing and economic development through other policies in the LPR and/or neighbourhood plans **Service Villages:** i) Non-strategic sites allocated for housing and economic development through other policies in the LPR and/or neighbourhood plans'. *Insert new paragraph at the end of the policy as follows:*

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			'Neighbourhood plans can allocate non-strategic sites for development. These must be located either within and/or adjoining the settlement boundaries of Urban Areas, Rural Service Centres and Service Villages. Strategic site allocations cannot be made within neighbourhood plans.'
MM7	22	Supporting text to policy SP3	*Amend the supporting text by adding a new paragraph after paragraph 4.34 as follows:* 'Any non-strategic residential allocations within neighbourhood plans that are situated within defined settlement boundaries will not count towards meeting the housing requirement figure in policy SP12. This is because there is a presumption in favour of development within defined settlement boundaries and to do so would be inconsistent with the assumptions made in the LPR about the District's overall housing land supply.'
MM8	23	Policy SP4	*Amend policy SP4 as follows:* **'Atomic Weapons Establishment (AWE) Aldermaston and Atomic Weapons Establishment (AWE) Burghfield** Within the Office for Nuclear Regulation (ONR) land use planning consultation zones surrounding AWE Aldermaston and AWE Burghfield development will be managed ~~I~~in the interests of public safety, and to ensure that any proposed developments do not adversely affect the defence related operation or capability of the AWE sites. ~~pose an external hazard to the AWE sites, any new development of a type more particularly described in the table below[1] located in the Detailed Emergency Planning Zone (DEPZ)[2] of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council, especially when the Office for Nuclear Regulation (ONR) and/or Ministry of Defence (MoD) have advised against that development and/or object.~~

~~[1] This table reflects the ONR's consultation criteria as at 2022 – please note that these may change over time and the Policy SP4 reflects the Council's intention to follow the latest ONR guidance from time to time.~~

~~[2] Detailed Emergency Planning Zone (DEPZ) as defined by REPPIR and as detailed on the Council's website.~~

<table>
<tr><th>Ref</th><th>Page of submitted LPR</th><th>Policy/ Paragraph of submitted LPR</th><th>Main Modification</th></tr>
<tr><td></td><td></td><td></td><td>
<u>Development proposals within the land use planning consultation zones that pose an unacceptable risk to the operation of the AWE Off-Site Emergency Plan (OSEP) and/or adversely affect the defence related operation or capability of the AWE sites will be refused planning permission.</u>

<u>In determining applications, ~~T~~the</u> ONR <u>and AWE/MOD</u> will be consulted on <u>development proposals</u> ~~applications for new development~~ in the <u>Detailed Emergency Planning Zone (DEPZ)</u>[3], Outer Consultation Zone (OCZ)[4] and ~~any other~~ <u>12km</u> consultation zone ~~as detailed on ONR website~~ which meets the ONR consultation criteria <u>as detailed on the ONR website</u>[5].~~described in the table below (as may be amended by the ONR from time to time).~~ <u>The ONR and AWE/MOD will be consulted on any proposal that is likely to lead to any increase in the residential or non-residential population (including visitors and workers) of the DEPZ. Development within the DEPZ is likely to be refused planning permission where the ONR, as regulator of the nuclear licensed sites, advise against the proposed development.</u>

~~For development proposals in the DEPZ and OCZ for each of AWE's, consideration will be given as to how the proposed development would impact on the AWE Off-Site Emergency Plan and supporting documents.~~

~~**Development within the Land Use Planning Consultation Zones: Office for Nuclear Regulation**~~

<table>
<tr><th colspan="2">~~AWE Aldermaston (AWE A)~~</th><th>~~AWE Burghfield (AWE B)~~</th></tr>
<tr><td>~~Zone~~</td><td colspan="2">~~Development Type~~</td></tr>
<tr><td>~~DEPZ~~</td><td colspan="2">~~Any new development, re-use or re-classification of an existing development that~~</td></tr>
</table>
</td></tr>
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[3] <u>Current and future Detailed Emergency Planning Zone (DEPZ) as defined by REPPIR and as detailed on the Council's website. The extent of the DEPZs (at January 2023) shown in Appendix 3 and the Policies Map could change before the Local Plan is updated or superseded. Policy SP4 will be applied to the latest version of the DEPZ.</u>
[4] Outer Consultation Zone (OCZ) and 12km zones <u>as</u> defined ~~on~~<u>by</u> ONR ~~website~~ along with relevant distances and centre points. <u>The OCZ and 12km zones are depicted in Appendix 3 and on the Policies Map.</u>
[5] <u>https://www.onr.org.uk/our-work/what-we-regulate/other-regulationslegislations/land-use-planning/</u>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			~~could lead to an increase in residential or non-residential populations thus impacting on the off-site emergency plan.~~ ~~Any new development, re-use or re-classification of an existing development that could pose an external hazard to the site.~~
			~~OCZ~~ ~~Any new residential development of 200 dwellings or greater.~~ ~~Any re-use or re-classification of an existing development that will lead to a material increase in the size of an existing development (greater than 500 persons).~~ ~~Any new non-residential development that could introduce vulnerable groups to the OCZ.~~ ~~Any new development re-use or re-classification of an existing development that could pose an external hazard to the site.~~
			~~12km zone~~ ~~A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.~~
			~~ONR's website provides non-exhaustive examples of the types of developments that could pose an external hazard to a nuclear licensed site and the examples of the type of developments ONR would expect to be consulted on.~~ ~~The maps set out in Appendix 3 provide the mapping information, as at March 2020 in relation to the DEPZs, OCZs (5km) and the 12km consultation zones for each AWE site as per the ONR consultation criteria.~~[6]
MM9	23-25	Supporting text to policy	*Amend supporting text to policy SP4 as follows:*

[6] ~~It should be noted that the ONR 12km land use planning area should not be confused with the REPPIR Outer Planning Zones (OPZ) for the AWE sites. OPZs are for emergency planning use only. In 2022 they were AWE Aldermaston 15km and AWE Burghfield 12km.~~

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
		SP4	4.36 There are two nuclear licensed sites located in West Berkshire, the Atomic Weapons Establishment in Aldermaston (AWE A) and in Burghfield (AWE B). These are operated by AWE plc on behalf of the Ministry of Defence and regulated by the Office of Nuclear Regulation (ONR) (as well as other regulators). 4.37 Both AWE sites are ~~core~~critical to sustaining the UK government's nuclear deterrent and support national defence and security. 4.38 There are hazards associated with the authorised use of these sites including conventional chemicals, explosives and radiation sources. As a result of the quantities and types of material involved, the sites are also regulated under the following key legislation: a. The Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPIR)[7]. Both sites fall within the scope of REPPIR legislation. The regulator for these sites is the ONR. b. Control of Major Accident Hazards Regulations 2015 (COMAH)[8]. Under these regulations AWE A is a Lower Tier COMAH site. The joint regulators for this site are the ONR and the Environment Agency (EA). AWE B does not fall under the COMAH regulations at the present time (2022). c. Explosive Regulations 2014[9]. Both AWE A and AWE B sites have explosives on site and AWE plc holds an explosives licence for both sites. The regulator is the ONR. d. Environmental Permitting (England and Wales) Regulations 2016 (EPR). Both sites generate and dispose of radioactive wastes. The regulator is the EA. 4.39 The NPPF outlines that ~~states at paragraph 45: "~~Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.~~"~~

[7] Radiation - Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPIR)
[8] COMAH Guidance
[9] Explosives Regulations 2014 -L150

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			4.40 Furthermore, the NPPF ~~at paragraph 95 states:~~ requires planning policy to ~~*"Planning policies and decisions should*~~ promote public safety and take into account wider security and defence requirements. It requires that operational defence sites are not affected adversely by the impact of other development proposed in the area, and that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. ~~*by:*~~ ~~*i. anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and*~~ ~~*ii. recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area."*~~ ~~4.41 Paragraph 97(b) (ensuring that operational defence and security sites are not adversely affected by the impact of other development in the area) is complemented by paragraph 187 of the NPPF which provides, amongst other things, that "*planning policies and decisions should ensure that new development can be integrated effectively with existing businesses*…" and that existing businesses "*should not have unreasonable restrictions placed on them as a result of development permitted after they were established*".~~ ~~4.42 These national policies should be read alongside other relevant policies relating to economic development within the LPR.~~

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			4.43 The NPPF defines major hazard sites, installations and pipelines as: *'Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (HSE) (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.'* ~~4.44 The preface to the guidance accompanying REPPIR 2019 states: "*The provisions in REPPIR have been developed with consideration of provisions in the Control of Major Hazards Regulations 2015 (COMAH) [10] and the Pipelines Safety Regulations 1996 [11] to maximise emergency preparedness consistency between Regulations for major hazards sectors*."~~ ~~4.45 Nuclear installations which are regulated by REPPIR present a potential major hazard as a result of the quantities of radioactive materials on the site.~~ 4.46 Under the REPPIR 19 legislation a Detailed Emergency Planning Zone (DEPZ) must be determined by the local authority where the relevant nuclear site is situated.~~,~~ For the AWE sites this is West Berkshire District Council. This process was undertaken in 2019 and reviewed in 2023. Under legislation formal reviews of the DEPZ are required to be undertaken at least every three years or as a result of a material change in work with ionizing radiation. As such, the extent of the DEPZs shown in Appendix 3 and on the Policies Map could change before the Local Plan is updated or superseded. Policy SP4 will be applied to the latest version of the DEPZ. ~~4.47 The DEPZ determination process, including the data behind the information provided in the Consequence Report prepared and issued by AWE, in 2019, was subject to an unsuccessful Judicial Review brought against the Council.~~ 4.48 The DEPZ for the AWE sites is the geographic area that in respect of which the AWE Off-Site Emergency Plan (OSEP) covers. The AWE OSEP must set out protective actions which would be implemented without delay to mitigate the likely consequences of a radiation emergency, ~~must have detailed plans in place~~ and the Council, along with the other agencies involved in the AWE OSEP~~Off-Site Emergency Plan~~, must be able to respond effectively. The regulators therefore require assurances

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			that the AWE ~~Off-Site Emergency Plan~~ OSEP, owned by the Council, is adequate and can be implemented effectively in order to protect the public. 4.49 The OCZ and 12km land use planning consultation zones for the AWE sites are determined by the ONR and extend~~s~~ from a geographical centre point on each AWE site~~s~~. During the plan period there may be changes to the REPPIR legislation and/or in the inputs to the ONR's process which may result in consequential changes to the land use planning consultation zones or consultation criteria, which in turn could result in changes to ONRs advice on particular proposals. These will be kept under review and policy SP4 will be applied to the latest version of the ONR Guidance/Zones. ~~4.50 The DEPZs and OCZs for the AWE sites cross over into the following neighbouring councils: Basingstoke and Deane Borough Council, Reading Borough Council, and Wokingham Borough Council (see further below).~~ 4.51 In respect of both AWE sites, the ONR and AWE/MOD ~~is~~ will be consulted on any planning applications ~~for new development~~ within the DEPZ, the OCZ and the 12km zone ~~(and any other consultation zone determined by the ONR from time to time)~~ which meet the consultation criteria as set out ~~within the policy~~ on the ONR website[10]. ~~These d~~ Developments within these zones may ~~have an adverse impact on~~ pose an unacceptable risk to the viability and operability of the AWE OSEP ~~Off-Site Emergency Plan~~ and/or ~~pose an external hazard to,~~adversely affect the defence related operation or capability of the nuclear licensed sites, and advice will be provided to the Local Planning Authority accordingly. ~~4.52 The ONR provides advice to the local planning authorities on planning applications for developments around the AWE nuclear licensed sites. This advice seeks to limit the radiological public health consequences to members of the public in the event of a radiation emergency and to ensure that the developments do not pose an external hazard to the sites.~~

[10] https://www.onr.org.uk/our-work/what-we-regulate/other-regulationslegislations/land-use-planning/

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			~~4.53 Given the potential cumulative effects of any population increase surrounding the AWE sites, it will be necessary to monitor committed and future approved but not built development in partnership with neighbouring councils. The councils will monitor planning completions and commitments as part of the Annual Monitoring Report and send this information directly to the Emergency Planning Services in each council and the ONR for them to make informed judgements when assessing future development proposals.~~ 4.54 The ONR's decision making process is detailed on its website.[11] The ONR will normally advise against a particular development should they not receive adequate assurance ~~from the owner of the Off-Site Emergency Plan~~ that the development can be accommodated within the AWE OSEP ~~that Plan~~. As a result, the ONR will consider feedback provided by West Berkshire District Council Emergency Planning Service, as the ~~Plan~~ AWE OSEP owner under REPPIR. ~~This feedback is often based on wider consultation with the AWE Off-Site Planning Group (a group of responding local, regional and national agencies).~~ Should it be considered ~~by the responding agencies~~ that there would be an unacceptable risk to the AWE OSEP, ~~Off-Site Emergency Plan (the Plan)~~ ~~would be adversely affected with no viable and sustainable mitigation options available, such that the OSEP Plan would not be able to accommodate the development and therefore protect public health, then~~ as the policy makes clear that planning permission will be refused. ~~normally West Berkshire District Council Emergency Planning Service would submit advice against the development to the local planning authority and inform the ONR. Consideration will be given taking into account the Guidance currently under development.~~ Policy SP4 applies to all development proposals in the land use planning consultation zones, irrespective of whether they comply with other policies including SP1, SP3 and SP20. Applicants considering development proposals within the land use planning consultation zones are strongly encouraged to enter into discussions with the Council at an early stage to establish if there are likely to be any implications on the OSEP as a result of the proposals. The land use planning consultation zones for the AWE sites cross over into the following neighbouring

[11] https://www.onr.org.uk/land-use-planning.htm

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			councils: Basingstoke and Deane Borough Council, Reading Borough Council, and Wokingham Borough Council. The Council will monitor committed and future development proposals in partnership with neighbouring councils, those agencies with duties under REPPIR, and the ONR to understand the impact on the OSEP and the operation of AWE. ~~4.55 The ONR will provide advice for developments that potentially pose an external hazard to the AWE sites.~~ ~~4.56 Policy SP4 reflects the Council's intention to normally follow the ONR's advice in the ONR's consultation zones.~~ ~~4.57 During the plan period there may be changes in the inputs to the ONR's process which may result in consequential changes to the consultation zones or criteria. These will be kept under review.~~ ~~4.58 During the plan period there may also be changes to the DEPZ as a result of the requirement under REPPIR legislation to undertake formal reviews of the DEPZ at least on a 3 yearly basis or because of a material change in work with ionizing radiation. This may result in the DEPZ for either AWE site remaining the same, extending or reducing in size and geography over time. These will be kept under review.~~'
MM10	28-30	Policy SP6	*Amend second sentence of first paragraph of the policy as follows:* *'*…Within Flood Zones 2 and 3 (and also on sites of 1 hectare or more in size, and in other circumstances as set out in the NPPF). …. *Amend third sentence of first paragraph as follows:* 'Development within areas of flood risk from any source of flooding, including areas with a history of fluvial, groundwater or surface water flooding, or from areas suffering sewer flooding from overwhelmed sewers….'

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			Amend sixth paragraph as follows: '~~In applying the Sequential Test, where development has to be located in flood risk areas, it should be demonstrated that~~ If the sequential test shows that it is not possible for an alternative site to be used and therefore development has to be located in a flood risk area, it should be demonstrated that:' *Criterion d):* 'The development will be safe for its lifetime and not increase flood risk elsewhere.' … *Amend eighth paragraph as follows:* '~~Where an Exception Test is required, in accordance with national policy and guidance, this should demonstrate how flood risk would be managed on site, including that the sustainability benefits of the site outweigh the flood risk and that the development will be safe for its lifetime, taking into account the vulnerability of its users and that it will not increase flood risk elsewhere.~~ In addition to the sequential test, the exception test must be applied in certain situations according to national policy. This includes highly vulnerable development in Flood Zone 2, essential infrastructure in Flood Zone 3a or 3b, and more vulnerable development in flood zone 3a. The exception test should demonstrate how flood risk would be managed on site so that the development is safe taking into account the vulnerability of its users, and that it will not increase flood risk elsewhere. The exception test will also need to show that the sustainability benefits of the development to the community outweigh the flood risk.' *Amend criterion p) as follows:* 'Natural flood management measures can be implemented where possible.' *Insert new text after paragraph 12 of the policy as follows:* 'A Cumulative Impact Assessment (CIA) forms an addendum to the Level 1 SFRA, and it identifies those river catchments where the level of flood risk and development pressures mean they could be affected by cumulative impacts. Where the latest Cumulative Impact Assessment identifies high

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			sensitivity to cumulative impacts, all development proposals must be accompanied by a Surface Water Drainage Strategy.' *Insert new text after paragraph 13 of the policy as follows:* 'In 2018 the Environment Agency identified Newbury and Thatcham as a nationally significant Flood Risk Area. In line with the recommendations of the Cumulative Impacts Assessment (CIA), a Surface Water Drainage Strategy will be required for all developments in Newbury and Thatcham regardless of their size.'
MM11	30 - 32	Supporting text to policy SP6	*Amend paragraph 5.17 as follows:* 'The sequential approach should be taken when determining the layout of a development site, meaning the most vulnerable development should be sited in the areas of lowest flood risk within the site. ~~to the layout of a development site can reduce the risk of flooding from all sources and not increase flood risk overall, both off and on site. This approach also ensures that that the most vulnerable development is located within the areas of lowest risk of flooding~~' *Insert new text at the end of paragraph 5.24 as follows:* The Environment Agency's guidance 'Approach to Groundwater Protection' (https://assets.publishing.service.gov.uk/media/5ab38864e5274a3dc898e29b/Envirnment-Agency-approach-to-groundwater-protection.pdf) should be referred to for developments which may impact groundwater. *Insert new text after paragraph 5.24 as follows:* **'Cumulative Impacts** Under the NPPF, strategic policies and their supporting SFRAs are required to consider cumulative

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			impacts in, or affecting, local areas susceptible to flooding, rather than just to or from individual development sites. Cumulative impacts are defined as the effects of past, present, and future activities on the environment. A Cumulative Impacts Assessment was prepared as an addendum to the Level 1 SFRA, and this identifies several river catchments where the level of flood risk and development pressures mean they could be affected by cumulative impacts. It sets out measures to manage the risk, and these have been incorporated within the policy. **Newbury and Thatcham Flood Risk Area** Within the 2018 Environment Agency Preliminary Flood Risk Assessment for England, the Newbury and Thatcham area has been designated as a nationally significant Flood Risk Area for surface water flood risk. Development proposals within the Newbury and Thatcham Flood Risk Area, as shown within the Thames River Basin District Flood Risk Management Plan 2021 to 2027[12], will require a Surface Water Drainage Strategy.' *Insert new text into paragraph 5.27 as follows:* '5.27 It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.'
MM12	34	Supporting text to policy	*Amend paragraph 5.30 h) as follows:*

[12] Thames River Basin District Flood Risk Management Plan 2021 to 2027 (page 214): https://assets.publishing.service.gov.uk/media/6380a45d8fa8f56ea9d462d8/Thames-FRMP-2021-2027.pdf

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		SP7	'h. Homes and buildings – New development should be designed to be functional, healthy and sustainable, and all residential development should comply with the nationally described space standards, as set out in the Technical Housing Standards (2015) or as superseded~~, in line within Policy DM30~~. New development …'
MM13	37-38	Policy SP9	*Amend first paragraph of the policy as follows:* Positive action will be taken to ensure that opportunities for the conservation and enjoyment of the historic environment are maximised. For example, this will include, but not be limited to: • producing conservation area appraisals and management plans; • maintaining a local list of non- designated heritage assets; and • maintaining a list of local heritage assets which are at risk, but which do not meet the criteria for inclusion on the national Heritage at Risk Register. The historic character, sense of place, environmental quality and local distinctiveness of West Berkshire will also be sustained and enhanced through new development, including promoting heritage-led regeneration where appropriate and delivering public benefits from the District's archaeological resources. Development….. *Amend second paragraph as follows:* Development that has an impact upon a heritage asset, whether designated or non-designated, will be expected to maximise opportunities to preserve, enhance, or better reveal the asset's significance, including the contribution to that significance made by ~~and/or~~ its setting, and make a positive contribution to local character and distinctiveness through high standards of design in accordance with Policy SP7. *Amend third paragraph as follows:*

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			Weight will be given to the conservation of the District's heritage assets in a manner according to their importance. Any harm to the significance of a designated or non-designated heritage asset much be justified. All proposals affecting …… *Amend fourth paragraph as follows:* ~~Weight will be given to the conservation of the District's heritage assets in a manner according to their importance. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals will be weighed against the public benefits of the proposal: whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.~~ *Amend fifth paragraph as follows:* Development which would lead to substantial harm to, or loss of, the significance of a designated heritage asset, including the contribution to that significance made by ~~or~~ its setting will not be permitted, unless – … j. No viable use of the asset can be found in the medium term through appropriate marketing that will enable its conservation; and k. Conservation by grant funding or some ~~other~~ form of not for profit, charitable or public ownership is demonstrably not possible, and …. *Amend sixth paragraph as follows:* Development which would lead to less than substantial harm to the significance of a designated heritage asset, including the contribution to that significance made by ~~or~~ its setting will ~~not be permitted, unless this harm is outweighed by~~ be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

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			Delete eighth paragraph as follows: ~~Development proposals for enabling development which would otherwise conflict with other policies in the Local Plan but which would secure the future conservation of a heritage asset will be permitted where:~~ ~~i. the proposals will not materially harm the heritage value of the asset or its setting;~~ ~~ii. it can be demonstrated that alternative solutions have failed;~~ ~~iii. the proposed development is the minimum necessary to protect the significance of the heritage asset;~~ ~~iv. it meets the tests and criteria set out in Historic England guidance GPA4: Enabling Development and Heritage Assets;~~ ~~v. it is subject to a legal agreement to secure the restoration of the asset prior to completion of the enabling development; and~~ ~~vi.it enables public appreciation of the saved heritage asset.'~~
MM14	38 - 41	Supporting text to policy SP9	*Amend paragraph 5.45 as follows:* 5.45 'The policy gives ~~great~~ weight to conserving the significance of heritage assets and their settings in a manner according to their importance. Heritage assets include any valued component of the historic environment, be it a building, monument, site, place, area or landscape, identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified as ~~by the Council,~~ 'non-designated' heritage assets. *Amend first sentence of paragraph 5.54 as follows:* 5.54 Development proposals likely to affect the significance of a designated or non-designated heritage

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			asset, including the contribution to that significance made by ~~or~~ its setting, are required to demonstrate a thorough understanding of context, the significance of the asset and any potential impacts on that significance through the preparation of a proportionate heritage statement. …. *Delete paragraph 5.57 as follows:* ~~5.57 The long-term conservation of a small minority of heritage assets can sometimes present particular problems. Enabling development is a planning mechanism which, in extreme cases, permits a departure from planning policies in order to enable the conservation of a relevant heritage asset in cases where the future of that asset would not otherwise be secured. Where planning applications propose enabling development, the Council will use the detailed and rigorous tests set out by Historic England in order to determine whether planning permission would be appropriate.~~ *Move paragraph 10.81 from the supporting text of policy DM9 to add to the supporting text of policy SP9 instead as follows:* 'The Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the District's 53 Conservation Areas. As part of this duty and as part of its strategy to maximise opportunities for the conservation and enjoyment of the historic environment the Council is undertaking a phased programme of Conservation Area Appraisals (CAAs), in partnership with the West Berkshire Heritage Forum. As well as helping to define what is special about a particular Conservation Area, the project will provide local communities with an understanding of how and why Conservation Area status is appraised, designated, and applied in future development and conservation management decisions. This will help communities better engage with the management of change in their area, allowing them to more effectively champion the significance and values of local heritage. The project has involved the setting up of a Conservation Area Working Group, which has developed a 'Toolkit', which contains a variety of guidance, list of resources, and an appraisal report template, to assist parish councils and volunteers in undertaking a Conservation Area Appraisal and Management Plan.'

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MM15	42	Policy SP10	*Amend criterion o as follows:* 'Provide undeveloped buffer zones ~~strips of vegetation~~ along the banks of water courses in accordance with policy SP6.'
MM16	45 - 46	Policy SP11	*Amend the policy as follows:* 'Development proposals will be required to demonstrate how they conserve and enhance biodiversity and/or geodiversity including their long-term future management and where required, deliver ~~a minimum 10%~~ Biodiversity Net Gains.… *Amend criterion d as follows:* 'd. Provides or retains ~~appropriate~~ at least 10m buffer zones between development proposals and designated sites……' **~~Biodiversity Net Gain~~** ~~All proposals should demonstrate a minimum biodiversity net gain of 10% via a Biodiversity Net Gain Plan using the most up to date biodiversity accounting metric developed by Natural England and provide details of the long-term maintenance and management of the net gain. This should be delivered on site in the first instance, or through biodiversity off setting where appropriate. Major developments in particular must include measures to deliver biodiversity gains through opportunities to:~~ ~~u. Restore and enhance existing features on site;~~ ~~v. Create additional habitats and ecological networks on site which help support the District's wider ecological network; and~~ ~~w. The linking of existing habitats within West Berkshire to create links between ecological networks and where possible, with adjoining features.~~
MM17	49	Supporting text to policy	*Amend paragraph 5.86 of supporting text as follows:*

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		SP11	5.86 'Paragraph 174 of the NPPF highlights the need to provide net gains for biodiversity by establishing coherent ecological networks that are more resilient to current and future pressures. The Council will deliver Biodiversity Net Gain in line with the latest national guidance and the Environment Act 2021. Biodiversity Net Gain (BNG) can be defined as "Development that leaves the environment in a measurably better state than beforehand" (DEFRA, 2018). In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). BNG is part of the mitigation hierarchy and applicants for planning permission will be required to demonstrate that they have made all reasonable efforts to avoid losses of significant habitats and to mitigate any significant effects on biodiversity before demonstrating how the legally required BNG will be delivered. BNG will be achieved through a combination of retaining important features of the site and by making on site and off-site biodiversity enhancements to ensure an overall measurable minimum 10% net biodiversity gain is achieved, which contributes to restoring and enhancing the wider ecological networks and biodiversity of the District. To achieve net gain, a development must have a higher biodiversity unit score after development than before development (except where exemptions apply). The most up to date Natural England statutory Biodiversity Metric should be used to allow the assessment of assess biodiversity impact losses of a planning proposal given development, and where necessary appropriate the size of contribution required to offset the ecological impact of biodiversity loss from that development and deliver the additional 10% minimum net gain. The Council will deliver Biodiversity Net Gain in line with the latest national guidance and the Environment Act 2021. Applicants will need to submit a Biodiversity Gain Plan (including the completed Metric calculator) to demonstrate how the required net gain is to be delivered and to enable the local planning authority to discharge the statutory condition. Development cannot commence until the Biodiversity Net Gain plan has been approved and the condition discharged. The Environment Act 2021 requires that any on-site or off-site biodiversity net gain must be secured for a minimum of 30 years. Applicants will therefore need to demonstrate how the proposed BNG will be delivered and managed over that period of time. The Council will require periodic monitoring to assess whether the required BNG is being delivered and will seek appropriate remedial measures where monitoring demonstrates that it is not satisfactorily delivering and maintaining the required target condition. To secure the delivery of significant on-site and off-site BNG over the 30 years period, a legal

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			agreement between the applicants/landowners and the local planning authority will be required. Where applicants propose to use off-site credits to deliver the required net gain in whole or in part, they will need to demonstrate that these credits are from a site registered to provide such credits.'
MM18	51	Policy SP12	*Amend the policy as follows:* **'Approach to Housing Delivery** Provision will be made for at least 9,270 ~~8,721 to 9,146~~ net additional homes in West Berkshire for the period 1 April 2023~~2022~~ to 31 March 2041~~2039~~; ~~513 to 538~~ an average housing requirement of 515 dwellings per annum. ~~The target figure of 538 dwellings per annum does not constitute a ceiling or cap to development.~~ New homes will be located in accordance with Policy SP1: Spatial Strategy, Policy SP3: Settlement hierarchy and Policy DM1: Development in the Countryside. There should be no net losses from the existing stock of homes in West Berkshire. Existing homes should be retained in residential use (or replaced at least in equal numbers, normally on the proposed site), unless there is a reasoned justification in the form of a benefit to the wider community for a change of use. Developments should utilise opportunities to make better use of the existing housing stock. To meet the housing requirement, the following sources will ensure a continuous supply of land for housing across the Plan period: • sites allocated within the Local Plan and made neighbourhood plans; • existing planning commitments on unallocated sites; • existing planning commitments for communal accommodation (Use Class C2); and • a windfall allowance.

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			Sites to be allocated in Neighbourhood Plans The Council will supply a housing requirement figure to those qualifying bodies either preparing or updating a neighbourhood plan that intends to include residential allocations. For those plans currently in preparation, it will be necessary to identify sites to meet the following levels of development: • Hungerford: approximately 55 dwellings • Lambourn: approximately 25 dwellings. Sites allocated within this LPR cannot be counted towards the housing requirement supplied to qualifying bodies.'
MM19	51 - 54	Supporting text to policy SP12	*Amend supporting text as follows:* **'Housing need and the housing requirement** 6.1 The NPPF states that *"to determine the minimum number of homes needed, strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach…. Any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for"*. 6.2 Details of the standard method for calculating the local housing need figure (LHN) are set out in the Housing and Economic Needs Assessment section of the Planning Practice Guidance (PPG). Using the 2014-based household projections, and an uplift based on the ratio of house prices to workplace-based earnings published by the Office for National Statistics on 22 March 2023, the LHN for the District is ~~513~~515 dwellings per annum using a baseline of ~~2022~~2023.

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			6.3 The LHN is not necessarily the same as the housing requirement, and the PPG outlines circumstances where it may be appropriate to plan for a higher number. These include, but are not limited to, situations where increases in housing need are likely to exceed past trends. This can include unmet needs from adjoining authorities, strategic infrastructure requirements that are likely to drive an increase in the local housing needs, and growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate extra growth. 6.4 Although the NPPF no longer refers to 'Housing Market Areas' (HMAs), the PPG provides a definition of a housing market area which refers to the importance of key functional linkages between places where people live and work. The Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA, February 2016) found that West Berkshire has a strong functional relationship with Wokingham Borough, Reading Borough and Bracknell Forest. As a result, there has been much collaborative working between these authorities on housing matters and associated infrastructure. 6.5 ~~Reading Borough Council has~~ The Reading Borough Local Plan (adopted 2019) identified a shortfall of 230 dwellings that ~~is~~ was anticipated to arise in the latter part of ~~their Local Plan~~ the plan period. ~~The Reading Local Plan considers the period through to 2036. 6.6~~ The local authorities which make up the Western Berkshire HMA ~~have~~ agreed a Statement of Common Ground for the purposes of local plan-making. This ~~continues to~~ recognises Reading's unmet need set out in the adopted Reading Borough Local Plan and the principle that the need should be met within the West of Berkshire area. This agreement relates only to Reading's need as calculated by the SHMA, not by any alternative calculations of need. ~~6.7 Reading has identified that a five yearly review is required by 2024 and that will need to consider how to deal with the housing needs generated by the standard methodology. Though the principle of meeting any unmet need within the Western Berkshire Housing Market Area (HMA) is accepted, the distribution of that unmet need within the HMA has not been agreed and will be subject to further review, through the plan-making process, before the need arises.~~ Reading Borough Council now expects to deliver enough homes over the remainder of its adopted Local Plan period (to 2036) to more than meet its own adopted housing requirement including its previously identified unmet need. Reading

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			Borough Council therefore does not expect the West Berkshire LPR to make specific provision for the unmet need as outlined in the adopted Reading Borough Local Plan. 6.8 No shortfall has been identified from other adjacent authorities or any of the other authorities within the Western Berkshire HMA. ~~6.9 In order to support the government's objective of significantly boosting the supply of homes, which is set out in the NPPF, Policy SP12 expresses the housing requirement as a range, with a minimum requirement of 513 dwellings per annum meeting the 2022 LHN. The upper end of the range allows for approximately 5% additional homes (rounded to 538) on top of the 2022 LHN.~~ ~~6.10 The allocation of sites in the LPR aims to meet delivery of a higher number of homes in order to both boost supply and have some built-in flexibility. The upper end of the range is a target but should not be considered a maximum amount. It is not intended to be a cap on development that would otherwise be acceptable.~~ **Meeting the housing requirement** 6.11 Several sources will ensure a continuous supply of land for housing across the plan period. These include: • ~~retained allocations in the Local Plan and Stratfield Mortimer Neighbourhood Development Plan (NDP);~~ • ~~allocations in the Local Plan which are not being retained in the LPR due to development being under construction;~~ • sites allocated within the Local Plan and made neighbourhood plans; • existing planning commitments on unallocated sites; • existing planning commitments for communal accommodation (Use Class C2); and • a windfall allowance. • ~~windfall sites: sites not specifically identified in the development plan but that will come forward~~

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			~~through the development management process in accordance with policies set out in the Local Plan and through the use of permitted development rights.;~~ • ~~new sites allocated in the LPR; and~~ • ~~new sites to be allocated in neighbourhood plans.~~ ***Sites allocated within the Local Plan and neighbourhood plans*** *Retained Local Plan and Stratfield Mortimer NDP allocations:* 6.12 The plan period of the LPR (2023 - 2041~~2022–2039~~) overlaps with the previous plan period (2006 – 2026) and account therefore needs to be taken of sites that have already been allocated in the adopted Core Strategy, the adopted HSA DPD and the made Stratfield Mortimer NDP. The relevant policy criteria for the retained Local Plan allocations included in Chapter 8 still apply to these sites to cover events such as revised schemes being submitted or a planning permission lapsing. ~~However, for the purposes of calculating the housing supply, if a site has planning, then the number of dwellings permitted has been taken into account.~~ This element of the supply consists of allocations with and without planning permission at 31 March 2023. Where a site has an extant permission, the number of dwellings permitted has been used for the purposes of calculating the housing supply. For those sites without permission at 31 March 2023, the number allocated within the policy has been used. ~~6.13 2,652units were outstanding at 31 March 2022~~. ~~6.14 Allocated sites that are retained are listed in Policies SP13 -15.~~ *Allocations in the Local Plan which are not being retained:* 6.15 Several sites that are allocated within the Core Strategy and HSA DPD are not being retained in the LPR and this is because development is at an advanced stage of construction. At 31 March ~~2022~~2023, there were ~~721~~451 units outstanding on these sites.

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			New sites allocated in the LPR: (*moved up from below and amended as follows*:) ~~6.22~~ The Council's overall approach to identifying land for allocation is set out in Policy SP1 and in Policy SP3. Assessment of the availability, suitability and viability of individual sites has taken place through the Housing and Economic Land Availability Assessment (HELAA) and further technical and sustainability assessments have been undertaken. Sites proposed for allocation are detailed in ~~P~~policies ~~SP13 – 15~~SP16 and SP17, as well as policies RSA1 to RSA27, and these include~~ provide~~ additional housing supply on newly allocated sites of some ~~1,720~~ 2,400 homes. This includes the strategic allocation at North East Thatcham for up to approximately 2,500 homes, with approximately ~~1,500~~ 1,760 homes expected to be delivered within the plan period. *Sites to be allocated in Neighbourhood Plans:* (*moved up from below and amended as follows*:) The NPPF requires that within the housing requirement for the whole District, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Should any qualifying body decide to prepare a neighbourhood plan that includes residential allocations or update a made neighbourhood plan to include residential allocations, then the Council will supply a housing requirement figure. In meeting this requirement, the policy clarifies that sites allocated within this LPR cannot be counted towards meeting the figure supplied to a qualifying body. In addition, policy SP3 also makes clear that any NDP allocations within defined settlement boundaries will not count towards meeting the housing requirement figure in policy SP12 either. This is because there is a presumption in favour of development within defined settlement boundaries and to do so would be inconsistent with the assumptions made in the LPR about the District's overall housing land supply. ~~6.23~~ A number of neighbourhood plans are in preparation within the District. Whilst it is not compulsory for neighbourhood plans to include allocations ~~which will allocate further sites for housing development. I~~it is proposed that approximately a further 80 dwellings will be allocated ~~by local communities~~ through ~~their NDPs~~ the neighbourhood plans for Hungerford and Lambourn. ~~The figures for individual~~

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			~~neighbourhood areas are set out in Policies SP13 - 15.~~ The delivery of these neighbourhood plans will be monitored by the Council to ensure the housing requirement is met. The Council reserves the right to identify opportunities to address any shortfall if the Hungerford and Lambourn neighbourhood plans are not made within two years of the adoption of the LPR. ***Existing planning commitments on unallocated sites*** 6.16 Existing permissions for housing on ~~non~~unallocated sites will also contribute to supply. Over ~~1,958~~ 1,729 units on windfall sites, those not specifically identified in the development plan, already had permission or prior approval for permitted development at 31 March ~~2022~~ 2023. 31 March 2023 is the date when the annual monitoring of development progress takes place. ***Existing planning commitments for communal accommodation (Use Class C2)*** 6.17 The housing supply and delivery section of the PPG requires local planning authorities "*to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.*" The Housing Delivery Test Measurement Rulebook gives the ratio for communal accommodation based on the national average number of adults in all households as 1.8 based on the 2011 Census. For example, a 90 bed care home would equate to 50 net dwellings (90 ÷ 1.8 = 50). 6.18 At 31 March ~~2022~~ 2023, ~~T~~there ~~are~~ were existing permissions for residential institutions in Use Class C2 which equate to ~~57~~ 91 units. ***Windfall allowance*** 6.19 The NPPF states that local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes (Para.68). Policies within the LPR identify the most sustainable settlements and direct development to the built up areas within settlement boundaries. The Council also

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			publishes and maintains a register of brownfield sites that are available and potentially suitable for residential development across the District. 6.20 The Council has assessed the contribution likely to be made from windfall sites based on past trends. It is clear that windfall sites have consistently played an important role in the housing supply of the District: approximately ~~74%~~72% of completions in the period 2006 - ~~2022~~ 2023 were on unallocated, windfall sites. The windfall allowance, of 140 dwellings per annum is, in comparison, relatively modest and will add flexibility to the supply over the plan period. It has been based on the average annual delivery on small sites of less than 10 units over the existing plan period 2006 – ~~2022~~ 2023. The calculated allowance set out in Table 2 takes account of existing small permissions that are already included in the supply by deducting these from the allowance of 140 dpa over the period ~~2022~~ 2023 to ~~2039~~ 2041. Any future windfall sites of 10 units or more are not included in the calculations of future supply, which introduces flexibility to the figures.~~ofwhich introduces flexibility and means that any allocations of medium or large sites within settlement boundaries will not result in any double-counting~~. **Housing supply ~~at March 2022~~ 1 April 2023 to 31 March 2041** Table 2 shows the supply position ~~at 31 March~~ ~~2022~~over the plan period. ~~31 March 2022 is the date when the annual monitoring of development progress takes place. As aforementioned, for the purposes of calculating the housing supply, if a site has planning permission, then the number of dwellings permitted, or already built, has been taken into account in the table.~~ **Table 2 Housing Supply ~~at 31 March 2022~~ 1 April 2023 to 31 March 2041** **Supply category** | **~~Net Units Outstanding~~ No. of net dwellings** **Sites allocated within the Local Plan and made neighbourhood plans**

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Retained Local Plan and Stratfield Mortimer NDP allocations:	
• Core Strategy: Sandleford Park Strategic Site	~~1,580~~ 1,500
• Housing Site Allocations DPD Sites:	~~990~~
• Sites with extant permissions	887
• Sites without extant permissions	110
• Stratfield Mortimer NDP Site	~~82~~ 58
Local Plan allocations not being retained (due to site being at an advanced stage of construction)	
• Core Strategy: Newbury Racecourse	~~465~~ 398
• Housing Site Allocations DPD Sites	~~256~~ 53
New allocations within the LPR	*2,421*
Sites to be allocated in Neighbourhood Development Plans	
• Hungerford	55
• Lambourn	25
Subtotal of sites allocated within the Local Plan and neighbourhood plans	**5,507**
Existing planning commitments on unallocated sites	**~~1,958~~1,729**
Existing planning commitments for C2 Use Class communal accommodation	**~~57~~ 91**
Windfall allowance to ~~2039~~ 2041	**~~1,949~~ 2,166**
TOTAL housing supply	**~~7,337~~ 9,493**

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			~~**Future Supply**~~ ~~6.21 In order to meet the target of 538 new dwellings per annum over the plan period, sites for a further 1,809 dwellings need to be found (requirement of 9,146 minus supply of 7,337). There also needs to be some built in flexibility to allow for phasing issues and for an element of non-delivery. The expression of the requirement as a range and the use of a relatively modest windfall allowance both add to the flexibility required to ensure that targets can be met.~~ ~~***New sites allocated in the LPR***~~ ~~6.22 The Council's overall approach to identifying land for allocation is set out in Policy SP1 and in Policy SP3. Assessment of the availability, suitability and viability of individual sites has taken place through the Housing and Economic Land Availability Assessment (HELAA) and further technical and sustainability assessments have been undertaken. Sites proposed for allocation are detailed in Policies SP13 - 15 and provide additional housing supply on newly allocated sites of some 1,720 homes. This includes the strategic allocation at North East Thatcham for approximately 1,500 homes within the plan period.~~ ~~***Sites to be allocated in Neighbourhood Plans***~~ ~~6.23 A number of neighbourhood plans are in preparation which will allocate further sites for housing development. It is proposed that a further 80 dwellings will be allocated by local communities through their NDPs. The figures for individual neighbourhood areas are set out in Policies SP13 - 15.~~ **Housing Trajectory** 6.24 The NPPF requires local planning authorities to illustrate the expected rate of housing delivery over the plan period through a housing trajectory. In preparing the trajectory the Council engages with landowners and developers and gives consideration to likely lead in times, start dates and build rates on different types of site. The housing trajectory showing the projected timeline for the delivery of

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housing developments across the plan period in relation to the annual average requirement is included in Appendix 8. The trajectory will be updated annually and reported in the ~~Annual~~ Authority Monitoring Report (AMR).

Five Year Housing Land Supply

6.25 National policy now requires local plans ~~In order to comply with the NPPF, the submitted plan must be able~~ to demonstrate that the housing trajectory includes a sufficient supply of deliverable sites for the ~~first~~ five year~~s~~ period post-adoption to meet the housing requirement plus the appropriate buffer to ensure a flexible and robust supply. ~~The assessment must then be reviewed on an annual basis.~~

6.26 The ~~latest~~ assessment of the five-year supply for the post adoption period beginning 1 April 2026 to 31 March 2031 is set out in the housing trajectory in Appendix 8, and demonstrates a supply of 5.9 years. The calculation is outlined in the table below. ~~was published in November 2022 and demonstrates a supply of 6.4 years for the five-year period beginning 1 April 2022. This supply forms the early part of the supply set out in the housing trajectory.~~

Table 3: 5 year housing land supply 1 April 2026 to 31 March 2031

<table>
<tr><td>Requirement including a 5% buffer (A)</td><td>2,704

(515 * 5 * 1.05)</td></tr>
<tr><td>Total deliverable housing land supply (B)</td><td>3,195</td></tr>
</table>
</td></tr>
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			<table><tr><td>**Total deliverable housing supply in years (B / A *5)**</td><td>**5.9 years**</td></tr></table> 6.27 The ability to demonstrate a five year land supply of land for housing is important in the decision making process. If the supply falls below the required amount, the presumption in favour of sustainable development applies and the plan-led approach advocated in the NPPF is compromised. The allocation of additional sites in this LPR aims to ensure that a five year supply can continue to be demonstrated ~~when the position is reviewed each year~~ and is maintained throughout the plan period.
MM20	55	Policy SP13	*Delete the policy and supporting text. Remove references to this policy throughout LPR.*
MM21	57	Policy SP14	*Delete the policy and supporting text. Remove references to this policy throughout LPR.*
MM22	59	Policy SP15	*Delete the policy and supporting text. Remove references to this policy throughout LPR.*
MM23	60 - 61	Policy SP16	*Amend second and third paragraph of the policy as follows:* 'A Mineral Resource Assessment (MRA) will be required to be provided for each development phase of the site. ~~A detailed flood risk assessment with hydraulic modelling will be required for the whole site~~. Detailed flood risk assessments accompanied by hydraulic modelling will be required for each development phase of the site.' *Amend sixth paragraph as follows:* 'Development of the site will be expected to deliver:

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			• At least 40% affordable housing, in accordance with Policy SP19;
			• An appropriate mix of housing types, tenures and sizes having regard to policy SP18 and the Sandleford Park SPD, and therefore an emphasis on family homes;
			• ~~A housing mix which complies with the housing mix contained in table 4 of Policy SP18, and therefore an emphasis on homes with at least 3 bedrooms~~; …..
			• On-site ~~renewable~~ energy generation from renewable, low carbon and/or zero carbon energy sources to assist in the delivery of a carbon neutral development, in accordance with Policies SP5 and DM4 and having regard to the Sandleford Park SPD;
			• Four primary all vehicle accesses:
			  ○ Two off Monks Lane;
			  ○ One through to Andover Road via Warren Road; and
			  ○ One onto the A339, via Highwood Copse Way; …..
			• ~~Provision for retail facilities in the form of a local centre and business employment;~~ Provision of a local centre to include retail facilities, community facilities and employment space ….'
			
			Update map to amend the site boundary of the allocated site as set out in Annex B below. Consequential changes to the Policies Map as shown in the Schedule of Changes to the Policies Map (PMC6)

MM24	62	Supporting text to policy SP16	*Amend paragraph 6.41 as follows:* 'In reviewing the vision for Newbury as part of the LPR, ~~the town will remain a focus for development~~ the Council prepared the West Berkshire Strategic Vision 2050, which offers a clear spatial steer as to where growth in Newbury and Thatcham might go over the longer-term period up to 2050. Newbury will ~~retain~~ remain a focus for development whilst retaining its traditional market town heritage and …..' *Insert additional text to the end of paragraph 6.42 as follows:* '….. Newbury, as part of the Newbury and Thatcham urban area, is a sustainable location for

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			development as confirmed in the Strategic Vision 2050.' *Amend paragraph 6.49 as follows:* 'In addition, the importance of the SPD is highlighted such that the Council will be supportive of proposals which have regard, and positively respond, to it as it provides a framework for the future development of the site. This includes having regard to the Development Principles listed in Section F.'
MM25	63 - 65	Policy SP17	*Amend the policy as follows:* *'*Land as shown on the Policies Map is allocated for the delivery of a comprehensive, sustainable, low carbon, urban extension comprising of distinct neighbourhoods defined by their landscape, and connected and contributing to Thatcham, and woven through with natural habitats and links. ~~The site will be masterplanned~~ Proposals must demonstrate how ~~and delivered as a whole to achieve a comprehensive development. The~~ the provision of all infrastructure, services, open space and facilities will meet the needs of the development ~~will~~ and be delivered in a timely and co-ordinated way across the whole site alongside the phased delivery of residential development. ~~The Thatcham Strategic Growth Study provides guiding principles for the delivery of the site therefore proposals will demonstrate that these guiding principles have been positively responded to.~~' **Homes** The site is ~~to be~~ allocated for the phased delivery of ~~approximately 1,500~~ up to approximately 2,500 dwellings, with the final number of dwellings to be determined by the adopted Masterplan Supplementary Planning Document (SPD) required by this policy. ~~which will be completed within the period of the plan.~~ These dwellings will comprise an appropriate mix of ~~a~~ housing types, tenures and sizes having regard to ~~mix which complies with the housing mix contained in Table 3 of p~~Policy SP18. In addition at least: • 40% of dwellings will be affordable housing in accordance with SP19; and • 3% of dwellings will be delivered via serviced custom/self-build plots.

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			Community The site will provide a range of community facilities, including: • Local centres providing local retail facilities and small-scale ~~employment~~ business-use, including for community use ~~(approximately 1,100sq.metres Class E and F2)~~; • Primary Healthcare provision and associated infrastructure, which is operationally and financially viable, the details of which should be agreed with ~~450sq.metres GP Surgery to be offered to~~ the Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (BOB-ICB) or other such appropriate body, taking into account the feasibility study carried out by BOB-ICB. Further detailed feasibility work should be carried out at the applicant's expense in collaboration with BOB ICB; • ~~Early years provision;~~ • ~~A 2.5FTE p~~ Early years and ~~P~~primary school provision on site ~~and sports infrastructure requirements of the school. L~~ with land to be provided and build costs to be met by the applicant; • Secondary school and SEND provision, including the provision of land and a financial contribution, ~~- land to meet the impact of the development~~. The nature and cost of the required provision ~~mitigation~~ will be informed by a feasibility study, undertaken at the applicant's expense and prepared in collaboration with the Council and local stakeholders; • ~~A 1,200sqm c~~ Community indoor facility to be used for sport and community uses with a variety of room sizes ~~(currently use classes E and F)~~; • ~~Outdoor formal and informal sports pitches and areas to meet the identified needs of the development~~; • ~~Open space to meet the needs of the development in accordance with Policy DM41.~~ **Green Infrastructure** The site will provide a comprehensive network of green infrastructure ~~network~~ and public open space across the whole site in accordance with policy SP10 which will respond positively to the ~~take advantage of the~~ sensitivities of the landscape, protect and enhance landscape and biodiversity features of value within and around the site and make provision for biodiversity net gain.

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			~~This network will comprise:~~ The provision will include: • Conservation of the areas of ancient woodland by providing appropriate buffers between the development and the ancient woodland; • Enhancements for biodiversity; • A band of green infrastructure/new community park across the higher land on the northern part of the allocation (as shown on the indicative map fig.X) to be retained outside the settlement boundary. This is to create a buffer between the built development of the allocation and the adjoining countryside and the village of Upper Bucklebury to the north. The precise nature of the band of GI is to be informed by a Landscape and Visual Impact Assessment and the masterplanning process, having regard to the location of the site within the setting of the North Wessex Downs National Landscape (AONB); • ~~A new community park linking Thatcham to the North Wessex Downs AONB;~~ • Green infrastructure and public open space within the developed parts of the site in addition to the community park, taking into account the requirements set out in DM40; • Greenways which connect through the site ~~to the park~~ and facilitate connectivity to the wider landscape and the existing Public Rights of Way network; ~~connection to the~~ AONB, ~~and include leisure routes accessible to all users.~~ • ~~A comprehensive network of other accessible routes and connections within the development which provide walking and cycling links along desire lines;~~ • ~~Existing and new Public Rights of Way and~~ A **Public Rights of Way Strategy** to demonstrate how existing Public Rights of Way will be protected and enhanced and how new ones will be established, including bridleway links and safe crossing points; • ~~Retained and new trees, hedgerows and other appropriate native planting which contribute to biodiversity net gain~~; • Provision of allotments; • Outdoor formal and informal sports pitches and areas; and • A **Green Infrastructure Strategy** to show how the network of multifunctional green infrastructure will be delivered across the site to include a strategy for the protection of existing

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			and provision of new trees, hedgerows and other appropriate native planting. **Transport** Measures will be included to improve accessibility by, and encourage use of, ~~non-motorised~~ sustainable transport modes. Development proposals for the site will be supported by ~~A~~ a **Transport Assessment** ~~**Strategy**~~ **and Travel Plan** to ~~will~~ provide detail on how this will be achieved, including: • Active travel Improvements on routes between the site, Thatcham town centre and the railway station; • Multiple access points and ~~A~~ a vehicular through route; • Sustainable transport through routes; • Mitigation of the development's impacts on the highways network with improvements to existing junctions where they are needed and delivery of new access points for all forms of movement and transport to the site at locations to be agreed with the planning authority; ~~and~~ • How adverse impacts on air quality will be minimised; and • Promotion and encouragement of sustainable modes of travel, in accordance with policy DM45. **Sustainability** Development proposals for ~~of~~ the site will be supported by an **Energy Statement** or a detailed energy section within the **Sustainability Statement** ~~Charter~~ which will ~~establish how policy requirements will be achieved. This will be informed by:~~ • ~~An **Energy Strategy** which~~ sets out measures ~~to achieve a model low carbon development (following the energy hierarchy)~~ in accordance with ~~P~~policies SP5 and DM4~~.:~~ , ~~including:~~ • ~~Net zero carbon (regulated and unregulated energy) emissions for dwellings;~~ • ~~BREEAM 'excellent' non residential buildings;~~ • ~~on-site renewable energy to assist in the delivery of a net zero carbon neutral development; and~~ • ~~carbon off-setting.~~ • ~~An Integrated Water Supply and Drainage Strategy which will set out:~~

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			~~o Measures to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site; and~~ ~~o Surface water management approaches that could deliver net gainfor Thatcham town, including use of on-site sustainable drainage systems (SuDS).~~ • ~~An Ecology Strategy which will set out:~~ ~~o A Biodiversity Net Gain Strategy to show how net gain will be achieved including through habitat restoration and linkages;~~ ~~o How priority habitats and ecological features will be protected and enhanced;~~ ~~o The creation of new ecological features; and a site-wide management plan.~~ • ~~A Green Infrastructure Strategy which will show how a network of multifunctional green infrastructure will be delivered across the site.~~ • ~~A Public Rights of Way Strategy to demonstrate how existing Public Rights of Way will be protected and enhanced and how new ones will be established, including bridleway links and safe crossing points.~~ • ~~A Lighting Strategy which will include consideration of dark skies, particularly in relation to the nearby North Wessex Downs AONB, and measures to mitigate the impact on biodiversity.~~ • ~~A Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute Guidelines for Landscape and Visual Impact Assessment 3rd edn. 2013. This will inform the final capacity, development, design and layout of the site and requirements for green infrastructure and the provision of public open space. The LVIA will be informed by the Landscape Sensitivity Assessment (2021) of the site.~~ • ~~A Mineral Resource Assessment (MRA)~~ • ~~A Historic Environment Strategy to demonstrate how the listed buildings in the area will be conserved and how the impact of the development on their settings has been considered.~~ • A **Construction and Operations Management Plan (COMP)** to ~~shall~~ accompany any planning application on the site. The COMP shall safeguard ~~the~~ any below ground infrastructure ~~oil pipeline~~ on the site from operational works, including the provision of an appropriate buffer. **Flooding and Water Environment**

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			• Development proposals for the site will be supported by a Flood Risk Assessment, in accordance with policy SP6, which will take into account the Thatcham Surface Water Management Plan and set out: Adequate flood mitigation measures to ensure there is no detrimental impact on flood risk in Thatcham; • Surface water drainage management approaches that could deliver net gain for Thatcham town, including use of on-site sustainable drainage systems (SuDS); and • Flood alleviation measures already present on the site and how they will be retained, protected and enhanced. Development proposals also need to consider water resources and waste water in accordance with policy DM7. **Biodiversity** Development proposals for the site will be supported by a **Biodiversity Strategy** in accordance with policy SP11 which will set out: • How biodiversity net gain will be achieved including through habitat restoration and linkages; • How priority habitats and ecological features will be protected and enhanced; • The creation of new ecological features; and • A site-wide biodiversity Management Plan. **Landscape** The site lies in the setting of the North Wessex Downs National Landscape (AONB) and will be developed in accordance with policy SP2 and the Landscape Sensitivity and Capacity Assessment (2021) for the site. Development proposals for the site will be supported by a **Landscape and Visual Impact Assessment (LVIA)** in accordance with the Landscape Institute Guidelines for Landscape and Visual Impact Assessment 3rd ed. 2013. This will inform the Masterplan SPD which will determine the final capacity, design and layout of the site and requirements for green infrastructure and the provision of public open

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			space. ~~The LVIA will be informed by the Landscape Sensitivity and Capacity Assessment (2021) of the site.~~ **Heritage** Development proposals for the site will be supported by a **Historic Environment Strategy** in accordance with policy SP9 to demonstrate how the sites historical development, archaeological remains and historic buildings and parkland will inform the scheme and help to create a sense of place. **Lighting** Development proposals for the site will be supported by a **Lighting Strategy** which will include consideration of dark skies, particularly in relation to the nearby North Wessex Downs AONB, and measures to mitigate the impact on biodiversity. **Mineral Resources** Development proposals for the site will be supported by a **Mineral Resource Assessment (MRA)** which identifies any potential viable mineral resources on the site and considers firstly prior extraction, and then incidental extraction as part of the development. **Masterplanning and Design Code** The site will be masterplanned and a Supplementary Planning Document (SPD) prepared by the Council. The SPD will be funded by the applicant and prepared in collaboration with the applicant, relevant town and parish councils, the community and other stakeholders. The SPD will be adopted by the Council prior to the submission of a planning application. The Masterplan SPD will provide the framework to guide the development and should be based on the evidence base underpinning the Local Plan and outcome of further technical work prepared in line with requirements of this policy. The Masterplan SPD will determine the location and extent of built development, land uses, green infrastructure including the extent of the green buffer, key access arrangements, community and other infrastructure. Proposals must have regard to, and demonstrate how, they have been guided positively by the adopted Masterplan SPD.

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			A design code, prepared by the developer and agreed with the local planning authority, should be secured by a planning condition as part of any outline planning permission.' *Replace the indicative site map with the updated indicative site map shown in Annex C below. Consequential changes to the Policies Map as shown in the Schedule of Changes to the Policies Map (PMC7)*
MM26	66	Supporting text to policy SP17	*Amend the supporting text to policy SP17 as follows:* '6.52 Thatcham has experienced rapid population growth during the post-war period, expanding more than 5 times since 1951. This growth has been accompanied by infrastructure growth in transport, and a considerable expansion in the built-up area to match the population growth. However, in recent decades, the provision of social infrastructure has not kept pace with housing growth. 6.53 The vision for Thatcham contained in the Core Strategy DPD (2012) was that Thatcham town centre would be a focus for regeneration, enabling the town to fulfil its role within the District's Hierarchy of Centres by improving the retail offer and enhancing the streetscape. The provision of leisure and community facilities for all ages would be improved and encouraged within the town centre. The town would become more self-contained providing a range of job opportunities and encouraging residents to shop and socialise locally. Additionally, the Core Strategy concentrated housing expansion in Newbury. 6.54 ~~In reviewing the vision for Thatcham as part of the LPR and to best understand how to plan for growth in Thatcham within the plan period, the Council commissioned masterplanning work (Thatcham Strategic Growth Study (TSGS) 2020).~~ The Thatcham Strategic Growth Study was carried out in 2019 – 2020 to understand how to plan for growth in Thatcham over the plan period. The West Berkshire Strategic Vision 2050 was drafted in 2022 to guide sustainable growth over the long term in the context of paragraph 22 of the updated NPPF published in 2021. These documents include relevant information that form part of the justification for the LPR's spatial strategy and the strategic allocations in Newbury and Thatcham.

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			6.55 This evidence draws on other recent evidence produced to support the LPR such as the Landscape Character Assessment (LCA) (2019) and the Housing and Employment Land Availability Assessment (HELAA) (2020). The TSGS shows that Thatcham compares poorly to other similar centres in terms of overall service provision, including public services and commercial services. The town's self-image is of a large village, rather than as a thriving market town. 6.56 In addition, it demonstrates that recent planning decisions support the approach that only growth of a strategic scale can support the service provision and regeneration that Thatcham requires. 6.57 The TSGS considers the sites promoted to the Council as part of the LPR and recommends that if strategic development were to occur in Thatcham, the most appropriate location to examine in more detail is the site promoted at North East Thatcham. 6.58 The western edge of the site is adjacent to the existing Thatcham settlement boundary along Floral Way and Bath Road (A4). The eastern end of the site is adjacent to Colthrop Industrial Estate, which is contiguous with Thatcham. ~~The new revised settlement boundary will be defined following the studies and work identified in the policy at the application stage.~~ 6.59 Stage 3 of the TSGS examines the North East Thatcham site in detail and, using community objectives which emerged during a community stakeholder workshop, provides context for how development could come forward at the site. 6.60 The Council's spatial strategy is outlined in policy SP1 and affirms a continued approach to focusing development in settlements in line with a District-wide settlement hierarchy (contained in policy SP3). Thatcham, as part of the Newbury and Thatcham urban area, is a sustainable location for development <u>as confirmed in the Strategic Vision 2050</u>. The TSGS shows the most sustainable way for development to come forward in the town and this policy draws on that evidence. 6.61 Hence, Thatcham is now a focus for regeneration, for new housing and for improved provision of services and facilities. A new urban extension to the north east of the town is allocated for development

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			and will provide a new residential neighbourhood with supporting facilities and green infrastructure and enable long-term planning for Thatcham's future. Delivery of <u>up to</u> approximately ~~1,500~~ <u>2,500</u> dwellings is anticipated ~~within the plan period,~~ <u>with the final capacity informed through the LVIA and masterplanning process.</u> <u>x.xx The site plan (figure x) shows indicative locations for access points and for the band of green infrastructure buffer to the northern part of the site. The final location and extent of built development, access, landscaping and green infrastructure will be determined following the completion of further work such as LVIA and the Masterplan SPD required by policy SP17.</u> <u>x.xx It is anticipated that approximately half of the site will be set aside as green infrastructure, to serve the new population at North East Thatcham and be retained in perpetuity, taking into account the site's location within the setting of the North Wessex Downs National Landscape (AONB). An area, across the north of the site, will provide a buffer between the new development and the existing community of Upper Bucklebury to the north and comprise an extensive area of multi-functional green space, which will protect ancient woodland and areas of ecological value while providing opportunities for informal recreation. In addition, green infrastructure will be provided within the areas of built development. Built development and the green infrastructure buffer should respond to the findings of the LVIA and ensure an appropriate form of development taking into account the constraints of the site, including below ground infrastructure. Areas of isolated development should be avoided.</u> <u>x.xx The area of green infrastructure shown on the indicative map takes into account the landscape work undertaken to support the TSGS, and uses the 105m contour to the west and central portion of the site, with the 100m contour to the east. The gas pipeline across the north of the site is required to have designated standoff areas and given its location to the north of the site development to the north of the pipeline is not considered appropriate. The final extent of the green infrastructure buffer will be informed by the LVIA, and other relevant background work carried out to support the Masterplan SPD.</u> <u>x.xx The settlement boundary for Thatcham, is an exception to the settlement boundary review criteria set out in Appendix 2, and will be revised through a future Plan to reflect the extent of the built up area</u>

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			once that has been defined through the masterplanning and planning application processes required by policy SP17. Consideration of whether it is appropriate to designate a gap between Thatcham and Upper Bucklebury, in line with policy DM2, will be considered once the settlement boundary has been redrawn. x.xx The site will deliver a number of community benefits, both for the new residents of the site and for existing residents of Thatcham. The community infrastructure required to support the development is set out in the policy, the specific details, including the location, size, phasing and funding arrangements will be determined through the planning application stage. There may be opportunities for community infrastructure to be provided off site, or for improvements to existing services or facilities to be made as a result of the development. x.xx New education provision, including early years, primary and secondary provision will be required to support the needs of the development. Early years and primary provision will be provided on site. The requirements for secondary and SEND provision will be determined following the completion of a feasibility study which will consider the best solution for secondary education requirements in Thatcham. It is expected that land will be required on the site, and financial contributions to support delivery of the preferred solution. x.xx Primary healthcare facilities should be provided, with associated car parking and landscaping. The facilities should be operationally and financially viable and take into account the feasibility study commissioned by the NHS Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (BOB-ICB). The facility should provide room sizes that comply with the Department of Health Building Note 11-01 (or any successor documents). The provision and any contractual arrangement of the facility will need to be agreed as part of any planning application coming forward on the site. Where the onsite provision of a facility in accordance with this policy is not viable, the Council will expect other offsite mitigation measures, to ensure the primary healthcare provision can support the new population growth. The applicant should engage with the BOB-ICB at an early stage to discuss the details of any offsite provision. A further feasibility study, to identify other mitigation measures, would need to be carried out at the applicant's expense and any identified offsite mitigation measures will be funded by

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			the applicant through developer contributions. x.xx Flood risk and surface water drainage is a key consideration for Thatcham, following extensive surface water flooding in the summer of 2007 as a result of high intensity rainfall overwhelming storm drains and culverted streams. The flood event was considered to be in the order of a 1 in 200 year event. Following the flooding various studies and strategies were developed to identify opportunities for reducing flood risk in the town. The Thatcham Surface Water Management Plan (2010) sets out a number of proposed measures to reduce flood risk in Thatcham, focusing on retaining runoff upstream of Thatcham to reduce peak flows through the existing urban area and drainage system. A number of flood attenuation ponds have been constructed on the North East Thatcham site, and these are to be retained and enhanced in addition to Sustainable Drainage Systems (SuDS) provided on the site. An Integrated Water Supply and Drainage Strategy involving localised and strategic flood management measures will be required, in line with the requirements of the West Berkshire Sustainable Drainage Systems SPD (2018). x.xx Below ground infrastructure is present on the site. The design and layout of the site will need to take their presence into account and appropriate stand offs will be required to ensure there is no impact on operational requirements. 6.62 British Geological Survey data identifies that the site is underlain in part by construction aggregate mineral deposits. Therefore, a Minerals Resource Assessment will be carried out to determine the possibility of prior extraction of the mineral in accordance with the West Berkshire Minerals and Waste Local Plan 2020-2037. 6.63 ~~Further detailed work will be required to develop a coherent masterplan to take the development forward.~~ The Council will lead the development of a Masterplan SPD, ~~this~~ which will be produced in collaboration with the applicant, relevant town and parish councils, the community and other stakeholders and funded by the developer as part of a Planning Performance Agreement (PPA). It will be based on existing, and updated, evidence and information already produced to support the allocation of the site, including the Thatcham Strategic Growth Study. The Masterplan SPD will

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			determine the location and extent of built development, land uses and green infrastructure including the extent of the green buffer, key access arrangements, community and other infrastructure. The Masterplan SPD will be adopted by the Council prior to submission of a planning application. It is the Council's intention that the Masterplan SPD will be adopted within 12 months of adoption of the LPR.~~,~~ ~~prior to the submission of a planning application.~~ x.xx A Design Code will be developed alongside the planning application, secured by condition, and agreed with the Council prior to submission of the first reserved matters application.'
MM27	67	Policy SP18	*Amend fourth paragraph of the policy as follows:* 'All dwellings should be delivered as accessible and adaptable dwellings in accordance with Building Regulations M4(2). Around 10% of the new market housing ~~and a maximum of 5 units of the affordable sector~~ should ~~also~~ meet the wheelchair accessible standard M4(3) wheelchair user dwellings. ~~unless evidence clearly demonstrates that this would make the scheme unviable.~~ The Council will also support proposals for affordable wheelchair adaptable and accessible homes where evidenced by need. Affordable wheelchair adaptable and accessible homes will be negotiated on a site by site basis. The Council will take account of site-specific factors, evidence of site suitability and/or whether it would render development unviable in determining whether these requirements should apply.'
MM28	70	Policy SP19	*Amend criterion b in second paragraph of the policy as follows:* 'b. In areas designated as rural under Section 157(1) of the Housing Act 1985 ~~O~~on development sites of between five and nine dwelling, 20% provision.' *Amend fourth paragraph of the policy as follows:* 'If a lower provision of affordable housing is sought in exceptional circumstances, a review mechanism ~~will~~ may be required to ensure that if viability improves during the lifetime of the development project, additional affordable housing, up to the levels specified in this policy, is provided.'

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			Amend fifth paragraph of the policy as follows: 'In exceptional circumstances where site specific issues inhibit the provision of on-site affordable housing, or where provision can be better met on an alternative site in the district, off-site contributions may be accepted as an alternative, where it would result in mixed and balanced communities.' *Amend sixth paragraph of the policy as follows:* 'In determining residential applications the Council will assess the site size, suitability and type of units to be delivered. The Council will seek a tenure split of ~~25% First Homes and then~~ 70% social rented and 30% affordable home ownership ~~5% shared ownership~~. The priority …. ' *Amend the ninth paragraph of the policy as follows:* '~~In relation to extra care housing, it is recognised that provision of affordable housing may be particularly difficult to achieve. In such circumstances, the policy will be implemented on a case-by-case basis, and the individual viability assessment will be used to demonstrate an appropriate affordable housing contribution~~ In relation to specialist housing for older and disabled people it is recognised that the provision of affordable housing may be particularly difficult to achieve. Proposals will therefore be considered having regard to whether it falls within Class C2 or Class C3 depending on the level of care and scale of communal facilities provided. In such circumstances the policy will be implemented on a case-by-case basis, and the individual viability assessment will be used to demonstrate an appropriate affordable housing contribution.' *Amend final paragraph of the policy as follows:* 'The Council will expect First Homes and other forms of affordable home ownership dwellings to remain affordable in perpetuity so as to meet the needs of both current and future occupiers. It is expected …..'

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MM29	70 - 71	Supporting text to policy SP19	*Amend paragraph 6.75 as follows:* '6.75 The NPPF and the Planning Practice Guidance (PPG) states that affordable housing should only be sought from major development of 10 or more dwellings or on housing sites of 0.5 ha or more across the district, other than in designated rural areas. In designated rural areas local planning authorities may instead choose to set their own lower threshold in plans and seek affordable housing contributions from developments above that threshold. Designated rural areas applies to rural areas described under section 157(1) of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty. ~~As~~ Approximately ~~about~~ 74% of West Berkshire is within an AONB. ~~and~~ ~~m~~Most of the remaining parishes are designated rural areas. It ~~it~~ is considered justified and reasonable for the Council to secure 20% affordable housing on sites of ~~5 or more~~ between five and nine dwellings in the parishes designated as rural and this is reflected in policy SP19. In the following parishes that are not designated as rural areas the level of affordable housing required will only apply to sites of 10 dwellings or more as set out in the Policy: • Burghfield • Greenham • Holybrook • Newbury • Speen • Thatcham • Theale • Tilehurst' *Amend second sentence of paragraph 6.80 as follows:* 'A study of economic viability has been carried out on behalf of the Council which sets out the evidence for affordable housing thresholds and this was updated through the Whole Plan Viability Assessment 2022. '

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			Amend paragraph 6.85 as follows: 'As a starting point, the Council seeks a tenure split of affordable housing on each development site of ~~25% First Homes,~~ 70% social rented and 30% affordable home ownership~~5% affordable/shared ownership~~. The Housing Need Assessment concludes that the core requirement is for social rented housing. There is, however, still a significant proportion of existing and newly arising households that require access to some form of affordable home ownership, including shared ownership, discounted market sale and First Homes.'
MM30	73	Policy SP20	*Amend text in the policy as follows:* 'Through the LPR the Council will seek to facilitate the growth and forecasted change of business development over the plan period through site allocations and by promoting the supply of office and industrial space across the District to the meet the identified ~~shortfall~~ needs. For the plan period 2023 – 2041 there is a requirement across the District for a minimum of 57,531sqm (NIA) of office space and a minimum of 98,196sqm (GIA) (24.5ha) of industrial space. Appropriate proposals for business development (offices, industrial and storage and distribution) will be supported where they are located: a) On sites allocated for business development ~~as set out Policy SP21 and~~ in accordance with the individual site specific policy (ESA1 – ESA6) in this Plan or any subsequent neighbourhood plans; or b) On a suitable site within a settlement boundary; or c) Within a Designated Employment Area (DEA) in accordance with Policy DM32, and as listed in Appendix 4 and as defined on the Policies Map; or d) On previously developed land within existing suitably located employment sites; or e) Within the countryside provided the proposal is in accordance with other relevant policies within the Plan, in particular policy DM35.

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			Proposals for …..' *Amendments to the boundary of the following Designated Employment Areas:* • *Youngs Industrial Estate* • *Membury Industrial Estate* *as shown in the Schedule of Changes to the Policies Map (PMC8 & PMC9)*
MM31	73-75	Supporting text to policy SP20	*Amend paragraph 7.1 as follows:* '7.1 The purpose of this policy is to set the framework to facilitate and promote the growth and forecasted change of business development across the District over the plan period to 2041 ~~2039~~. For the purposes of this Plan business uses/development are office (Egi and Egii), industrial, storage and distribution (Egiii, B2 and B8), and the term employment land/site refers to the land on which these uses are located. It is recognised that the term economic development is broader and encompasses other employment generating uses including main town centre uses, as well as community and public uses.' *Amend paragraph 7.4 as follows:* '7.4 The ELR 2022 concludes that whilst the office sector in West Berkshire has been steadily shrinking over the past decade, the economic forecast predicts positive job growth over the plan period and recommends a need for a net increase in office space of a minimum 57,531 sqm (NIA) to 2041. ~~50,816sqm to 2039.'~~ *Amend last sentence of paragraph 7.8 as follows:* '7.8 ….. The ELR 2022 therefore recommends a minimum industrial requirement of 98,196sqm or 24.5ha ~~91,109sqm or 23 ha~~ of land to 2041 ~~2039~~ to meet identified needs.'

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			Insert additional text after paragraph 7.9 as follows: Any sites allocated through the neighbourhood planning process will be in addition to those sites allocated within this Plan and/or existing planning commitments within the neighbourhood planning area. *Amend paragraph 7.10 as follows:* '7.10 The ~~ELR is clear that the industrial requirement of 91,109sqm is a minimum and therefore the~~ regeneration of the ~~London Road Industrial Estate (LRIE)~~ Bond Riverside area (formerly known as London Road Industrial Estate (LRIE)) ~~will~~ has the potential to ~~provide flexibility to the figures~~ deliver additional supply in the later part of the plan period. The redevelopment and regeneration of the Bond Riverside area~~LRIE~~ is a long held vision of the Council and ~~a recent decision by the Council's Executive (June 2022) agreed a new approach for the site which focuses on job creation, attracting investment to Newbury and achieving carbon neutrality. The site~~ the area has scope, subject to overcoming other policy constraints, for regeneration and the intensification of employment uses to maximise the potential of the site as an employment location, which at present is not optimum and does not provide an attractive environment for modern day use. At this stage the Bond Riverside area is not considered as part of the supply due to uncertainty with regard to the timing of delivery, but the LPR recognises its potential. The majority of the ~~LRIE site~~Bond Riverside area falls within the London Road Industrial Estates DEA, an area designated for business uses. It is important to note that the DEA includes the majority of the Council owned ~~LRIE~~Bond Riverside area and the adjoining Riverpark Industrial Estate but excludes the football ground. ~~A key aspiration of the regeneration is to increase the type and level of employment opportunities on the site through intensification and more efficient use of brownfield land. The Council are currently preparing a comprehensive strategy for the delivery of regeneration on the LRIE site. Due to the timing of this strategy and the site's location within the settlement boundary of Newbury, the site has not been identified as a site allocation, however it does need to be recognised as an area of regeneration for its potential to deliver flexibility to the employment figures over the plan period.'~~

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			Amend paragraph 7.14 as follows: 'As a result the ELR recommends safeguarding existing employment sites. West Berkshire has a number of designated employment areas (DEA) which are specific locations across the District designated for business uses/development providing a range of sites and locations to promote sustainable economic growth. Those areas known as Protected Employment Areas (PEAs) are renamed Designated Employment Areas (DEAs) through this LPR. All DEAs are listed in Appendix 4 and defined on the Policies Map. The District's DEA's contribute significantly to the supply of employment land and provide opportunities for regeneration and intensification and therefore Policy DM32 seeks to safeguard these areas to protect and strengthen their function and integrity.' *Insert new paragraph after paragraph 7.15 as follows:* 'Greenham Business Park has a Local Development Order in place across the site. This sets our development parameters by which certain schemes can proceed without planning permission. Proposals which are outside of the scope of the Local Development Order and require planning permission shall be determined in accordance with the relevant LPR policies.'
MM32	77	Policy SP21	*Delete the policy and supporting text. Remove references to this policy throughout LPR.*
MM34	83	Policy SP24	*Amend the first paragraph of the policy as follows:* ~~'New development will be supported where it contributes to the delivery of infrastructure to support the overall spatial strategy of West Berkshire. This includes making contributions to the delivery of all relevant infrastructure projects included in the IDP in the form of financial contributions or on site provision. Infrastructure, facilities and services both on and off site, that are necessary to make the development acceptable, will be supported if provided at the appropriate stage.~~ 'Development will be required to ensure the timely and coordinated delivery of necessary infrastructure, having regard to the latest version of the Council's Infrastructure Delivery Plan, through proportionate financial contributions and/or on- site provision. Where necessary, the phasing of development will be

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			linked to infrastructure provision.' *Delete the fifth paragraph of the policy as follows:* ~~'The key strategic and local infrastructure schemes required to facilitate new development and secure the delivery of development within this plan will be linked to the phasing of new development. Phasing and specific infrastructure requirements are set out within the Infrastructure Delivery Plan (IDP).'~~
MM35	85	Paragraph 8.2	*Amend the final three sentences of paragraph 8.2 as follows:* '… ~~The actual numbers achieved on any site may vary slightly depending on the detailed design work carried out in preparation for a planning application and will be influenced by the topography and other specific site characteristics. Final densities will depend on the housing type and mix. Approximate numbers are therefore given in the site policies to enable some flexibility at the more detailed design stage.~~ The approximate numbers are indicative, and actual numbers will be determined during the planning application process through detailed design work in accordance with the parameters set out below and other relevant policies, having regard to the particular characteristics of the site and its surroundings.'
MM36	85	After Paragraph 8.2	*Insert additional text and table after paragraph 8.2 as follows:* **'Sites allocated for residential development: Newbury and Thatcham** 8.3. The main focus for growth in West Berkshire is the Newbury and Thatcham area, where two strategic urban extensions are proposed; the first, the existing Core Strategy allocation at Sandleford Park, south of Newbury, which is carried forward with a redefined policy boundary where approximately 1,500 homes could be developed; and the second, another greenfield site, to the northeast of Thatcham for up to approximately 2,500 homes. These two sites are allocated under policies SP16 and SP17, with the remainder of the growth in the Newbury and Thatcham area comes through smaller site allocations set out below.

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<tr><td></td><td></td><td></td><td>
<u>8.4. There is significant potential on previously developed land within settlement boundaries, particularly in Newbury town centre and periphery. Sites within settlement boundaries are not being allocated. This is because settlement boundaries are a long-established planning tool. They identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations.</u>
<table>
<tr><th><u>Policy</u></th><th><u>Allocation</u></th><th><u>Approximate numbers</u></th></tr>
<tr><td><u>RSA1</u></td><td><u>Land north of Newbury College, Monks Lane, Newbury (Site Ref: HSA 1)</u></td><td><u>15 dwellings</u></td></tr>
<tr><td><u>RSA2</u></td><td><u>Land at Bath Road Speen (Site Ref: HSA 2)</u></td><td><u>100 dwellings</u></td></tr>
<tr><td><u>RSA3</u></td><td><u>Land at Coley Farm, Stoney Lane, Newbury (Site Ref: HSA 3)</u></td><td><u>75 dwellings</u></td></tr>
<tr><td><u>RSA4</u></td><td><u>Land off Greenham Road, South East Newbury (Site Ref: HSA 4)</u></td><td><u>160 dwellings</u></td></tr>
<tr><td><u>RSA5</u></td><td><u>Land at Lower Way, Thatcham (Site Ref: THA025)</u></td><td><u>85 dwellings</u></td></tr>
<tr><td><u>RSAX</u></td><td><u>Land at Henwick Park, Bowling Green Road, Thatcham (Site Ref: CA12)</u></td><td><u>225 dwellings</u></td></tr>
<tr><td><u>RSAX</u></td><td><u>Land east of Regency Park Hotel, Bowling Green Road, Thatcham (Site Ref: CA17)</u></td><td><u>45 dwellings</u></td></tr>
<tr><td><u>RSA25</u></td><td><u>Long Copse Farm, Enborne (Site Ref: TS2)</u></td><td><u>24 plots</u></td></tr>
</table>
</td></tr>
<tr><td>MM37</td><td>85</td><td>Policy RSA1</td><td>Delete the criterion as follows:

~~'e. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and~~</td></tr>
</table>

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			~~off site. Development will be occupied in line with this strategy.~~' *Insert the criterion as follows:* 'The scheme will be supported by a Flood Risk Assessment that will advise on any appropriate mitigation measures.'
MM38	87	Policy RSA2	*Delete the criterion as follows:* ~~'g. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.~~' *Amend criteria as follows:* 'h) ….. iii) A tree planted landscape buffer to the A34, slip road and A4 to maintain the rural and historic character of the western approach into Newbury;' 'j) Development will protect and enhance the special architectural and historic interest of the Speen Conservation Area. Particular attention will be paid to the design of the scheme when approaching the Conservation Area along Bath Road, responding sensitively to the character, density and scale of existing development.' *Include additional criterion as follows:* 'The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.'
MM39	89	Policy RSA3	*Delete the criterion as follows:*

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			~~'e. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'~~
MM40	91	Policy RSA4	*Delete the criterion as follows:* ~~'f. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'~~ *Include additional criterion as follows:* 'The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.'
MM41	93	Policy RSA5	*Delete the criterion as follows:* ~~'j. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'~~
MM42	-	New RSA policy – Land at Henwick Park, Bowling Green Road, Thatcham	*Insert new RSA policy and accompanying indicative site map into LPR after policy RSA5 as follows:* **'Policy RSAX** **Land at Henwick Park, Bowling Green Road, Thatcham (Site ref CA12)** The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters: a. The provision of approximately 225 dwellings;

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			b. Access to the site will be provided via Cold Ash Hill / Heath Lane and Bowling Green Road, with further pedestrian accesses onto Cold Ash Hill, Heath Lane, Bowling Green Road, and site allocation RSAX (Land east of the Regency Park Hotel); c. Internal walking and cycling routes for the site will be provided and will be linked to existing routes; d. Measures will be provided to mitigate the impact of development on the local road network which may include the widening of Heath Lane and Bowling Green Road fronting the site. A Transport Assessment will be required; e. Measures will be included to improve accessibility by, and encourage the use of, non-car transport modes. These measures will be set out in a Travel Plan; f. The scheme will comprise a development design and layout in line with policy SP7 and policy DM2 that will be further informed by a full detailed Landscape Visual Impact Assessment (LVIA), and will include the following measures: i. No development above the 95-metre AOD contour; ii. The balance of land to the north and west of the developed area to be retained as an open landscape buffer in order to maintain the open character between Thatcham and Cold Ash and which will be retained outside the settlement boundary for Thatcham; and iii. Green Infrastructure and public open space will be provided taking into account the requirements set out in DM40; g. A Heritage Impact Assessment will be required to inform the development design and layout and to protect the setting of the nearby Grade II listed Henwick Old Cottage; h. Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site; i. Small areas of the site are at risk from surface water flooding. Development proposals for the site will be supported by a Flood Risk Assessment (FRA), in accordance with policy SP6. The FRA will need to take into account of the Thatcham Surface Water Management Plan and set out: i. Adequate flood mitigation measures to ensure there is no detrimental flood risk; and ii. How flood alleviation measures already present on the site will be retained, protected and enhanced; j. Development will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or

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			protected habitats and/or species are not adversely affected; k. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and l. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required.' *Insert indicative site map as set out in Annex A below. Consequential changes to the Policies Map as shown in the Schedule of Changes to the Policies Map (PMC12)*
MM43	-	New RSA policy – Land east of Regency Park Hotel, Bowling Green Road, Thatcham	*Insert new RSA policy and accompanying indicative site map into LPR after policy RSA5 as follows:* **'Policy RSAX** **Land East of Regency Park Hotel, Bowling Green Road, Thatcham (Site ref CA17)** The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters: a. The provision of approximately 45 dwellings; b. Access to the site will be provided via Bowling Green Road with the exact access arrangements to be determined at the planning application stage. A walking and cycling link to site allocation RSAX (Land at Henwick Park) must also be provided; c. Internal walking and cycling routes for the site will be provided, and will be linked to existing routes; d. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required; e. Measures will be included to improve accessibility by, and encourage the use of, non-car transport modes. These measures will be set out in a Travel Plan; f. The site will be developed in accordance with the Landscape Capacity Assessment (2015). The scheme will comprise a development design and layout in line with policy SP7, that will be further

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			informed by a full detailed Landscape and Visual Impact Assessment (LVIA), and will include the following measures: i. No development above the 95 metre AOD contour; ii. The balance of land in the north of the site to be retained as a landscape buffer which will be retained outside the settlement boundary for Thatcham; iii. Reinforcement of the existing tree line along the Bowling Green Road, eastern, and northern boundaries; and iv. Green Infrastructure to break up the built form; g. A Heritage Impact Assessment will be required to inform the development design and layout due to the presence of non-designated heritage assets; h. Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site; i. Development proposals for the site will be supported by a Flood Risk Assessment (FRA), in accordance with policy SP6. The FRA will need to take account of all potential sources of flood risk, including surface water flooding, and will advise on any appropriate mitigation measures. It will also need to take account of the Thatcham Surface Water Management Plan; j. Development will be informed by an Ecological Impact Assessment (EcIA); Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected; k. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and l. Part of the site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required.' *Insert indicative site map as set out in Annex E below. Consequential changes to the Policies Map as shown in the Schedule of Changes to the Policies Map (PMC13)*
MM44	95	New paragraphs	*Insert additional text and table before policy RSA6 as follows:*

<table>
<tr><th>Ref</th><th>Page of submitted LPR</th><th>Policy/ Paragraph of submitted LPR</th><th>Main Modification</th></tr>
<tr><td></td><td></td><td>and table before Policy RSA6</td><td>
'Sites allocated for residential development: Eastern Area

8.5. In the Eastern Area the significant constraints to development mean provision for new development is more limited. Constraints include the Detailed Emergency Planning Zone (DEPZ) of Atomic Weapons Establishment (AWE) Aldermaston and AWE Burghfield. The DEPZ was defined following changes to legislation in 2019 (Radiation (Emergency Planning Preparedness and Public Information) Regulations 2019) which resulted in the redetermination of the emergency planning arrangements around AWE Aldermaston and AWE Burghfield in 2020. Given the constraints in this spatial area the LPR does not propose any strategic allocations, but non-strategic allocations are proposed on the edge of existing settlements as set out below.

8.6. Land adjacent to New Stocks Farm (policy RSA24), which is located within the DEPZ of AWE Aldermaston, is already in use for Gypsy and Traveller accommodation (transit site). The allocation of the site for eight permanent pitches was not considered to have an impact upon the emergency plan.

8.7. Land adjoining Pondhouse Farm, Burghfield (policy RSA12), which is located within the DEPZ of AWE Burghfield, was granted outline planning permission in December 2019. When the DEPZ was reconsidered in 2020, the 100 units proposed were included in the detailed calculations undertaken by Emergency Planning.

8.8. If in the future the DEPZ is reviewed and the emergency planning arrangements be amended, then future reviews of the Local Plan will consider whether allocations in this area would be suitable.

<table>
<tr><th>Policy</th><th>Allocation</th><th>Approximate numbers</th></tr>
<tr><td>RSAX</td><td>Land at Pincents Lane, Tilehurst (Site Ref: TIL13)</td><td>138 dwellings</td></tr>
<tr><td>RSA6</td><td>Stoneham's Farm, Long Lane, Tilehurst (Site Ref: HSA 9)</td><td>65 bedspace care home</td></tr>
</table>
</td></tr>
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<tr><th>Ref</th><th>Page of submitted LPR</th><th>Policy/ Paragraph of submitted LPR</th><th>Main Modification</th></tr>
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<table>
<tr><td>RSA7</td><td>72 Purley Rise, Purley on Thames (Site Ref: HSA 11)</td><td>35 dwellings</td></tr>
<tr><td>RSA8</td><td>Land adjacent to Bath Road & Dorking Way, Calcot (Site Ref: HSA 13)</td><td>35 dwellings</td></tr>
<tr><td>RSA9</td><td>Land between A340 & The Green, Theale (Site Ref: HSA 14)</td><td>100 dwellings</td></tr>
<tr><td>RSA10</td><td>Whitehart Meadow, Theale (Site Ref: THE1)</td><td>40 dwellings</td></tr>
<tr><td>RSA11</td><td>Former Sewage Treatment Works, Theale (Site Ref: THE7)</td><td>60 dwellings</td></tr>
<tr><td>RSA12</td><td>Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common (Site Ref: HSA 15)</td><td>100 dwellings</td></tr>
<tr><td>RSA13</td><td>Land north of A4 Bath Road, Woolhampton (Site Ref MID4)</td><td>16 dwellings</td></tr>
<tr><td>RSA24</td><td>New Stocks Farm, Paices Hill, Aldermaston</td><td>8 pitches</td></tr>
</table>
</td></tr>
<tr><td>MM45</td><td>-</td><td>New RSA policy – Land at Pincents Lane, Tilehurst</td><td>Insert new RSA policy and accompanying indicative site map into LPR before policy RSA6 as follows:

‘Policy RSA X

Land at Pincents Lane, Tilehurst (Site Ref: TIL13)

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

a) The provision of approximately 138 dwellings, providing a mix of dwellings sizes and types including custom and self-build units;
b) Access to the site will be obtained from Pincents Lane from the south, with an additional emergency vehicle access to be provided;
c) Measures will be provided to mitigate any impact of the development on the local road network. A Transport Assessment will be required to inform development proposals;</td></tr>
</table>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			d) Walking and cycle routes into and through the site will be provided and will be linked to existing routes, including existing Public Rights of Way which will be protected and enhanced. The dedication/acceptance of a public footpath running north/south through the community parkland and the creation of pedestrian links to the recreation ground should also be considered; e) Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Plan; f) The site lies within the setting of the North Wessex Downs National Landscape (AONB) and will be developed in accordance with policy SP2 and the Landscape Capacity Assessment[13] for the site. The scheme will comprise a development design and layout in line with policy SP7, that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA) and will include the following measures: i. development will be expected to be contained below 75m AOD contour. Any minor incusions above 75m shall not exceed 80m AOD and would need to demonstrate that the development would not be visually prominent from sensitive viewpoints; ii. development will be contained to the area west of the existing conifer line between the existing retail units and the recreation ground. iii. retain open views from the A4 and the recreation ground to the wooded skyline; iv. reinforce the wooded skyline and woodland links between the AONB and Withy and Oliver's Copses; v. include a substantial 15m wooded landscape buffer along the east side of Pincents Lane; vi. reinforce the tree belt along the southern edge of the site towards the adjoining commercial area; and vii. avoid creating isolated built form through the creation of landscaped links into adjoining built form; g) A key part of this development allocation will be the establishment of community parkland to be provided as green infrastructure and public open space in perpetuity on the eastern part of the site. This area of land will remain outside the settlement boundary;

[13] Landscape Capacity Assessment of Potential Housing Sites within and adjacent to the North Wessex Downs Area of Outstanding Natural Beauty: Eastern Urban Area Additional Sites (August 2015)

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			h) The development will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and/or species are not adversely affected; i) The development will be informed by a Tree Survey due to the presence of TPOs on the site; j) The development will be informed by a Flood Risk Assessment (FRA) , in accordance with policy SP6. The FRA will need to take into account all potential sources of flood risk, including surface water flooding, and will advise on any appropriate mitigation measures; k) Given the proximity of the site to the M4 and adjacent commercial area the development will be informed by a noise and air quality survey which will advise on appropriate mitigation measures, where necessary; l) A Heritage Impact Assessment (HIA) will be required to inform the development design and layout, and to protect the setting of the Grade II listed Pincents Manor; m) Development will be informed by an archaeological desk-based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site; n) Development will be informed by a desk-based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation; o) Much of the site lies within a Mineral Safeguarding Area, and so the scheme will be informed by the Minerals Resource Assessment already undertaken for the site; and p) The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.' *Insert indicative site map as set out in Annex F below. Consequential changes to the Policies Map as shown in the Schedule of Changes to the Policies Map (PMC14)*
MM46	95	Policy RSA6	*Delete the criterion as follows:* ~~'d. An integrated water supply and drainage strategy will be provided in advance of development to~~

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			~~ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'~~
MM47	97	Policy RSA7	*Delete the criterion as follows:* ~~'d. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'~~
MM48	99	Policy RSA8	*Delete the criterion as follows:* ~~'d. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'~~
MM49	101	Policy RSA9	*Delete the criterion as follows:* ~~'e. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'~~ *Include additional criterion as follows:* '<u>The scheme will be informed by the archaeological assessment already undertaken of the site.</u> <u>The scheme will conserve the listed milestone in the north east corner of the site and enhance its setting.'</u>
MM50	103	Policy RSA10	*Delete the criterion as follows:*

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			~~'l. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'~~
MM51	106	Policy RSA11	*Delete the criterion as follows:* ~~'l. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'~~
MM52	109	Policy RSA12	*Amend the criterion as follows:* '(c) The scheme will be supported by an Ecological Impact Assessment (EcIA) and a protected species survey. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected' *Delete the criterion as follows:* ~~'f. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'~~
MM53	111	Policy RSA13	*Delete the criterion as follows:* ~~'f. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'~~ *Delete criterion j and criterion k as follows:*

<table>
<tr><th>Ref</th><th>Page of submitted LPR</th><th>Policy/ Paragraph of submitted LPR</th><th>Main Modification</th></tr>
<tr><td></td><td></td><td></td><td>'~~j. An odour assessment will be required due to the nearby location of the Woolhampton Waste Water Treatment Works;~~
~~k. Part of the site is underlain by aggregate mineral deposits and a Minerals Resource Assessment will be required;~~ and'

Include additional criterion as follows:

'The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.'</td></tr>
<tr><td>MM54</td><td>113</td><td>New paragraph and table before Policy RSA14</td><td>Insert additional text and table before policy RSA14 as follows:

'Sites allocated for residential development: North Wessex Downs National Landscape (AONB)

8.9. The special characteristics of the North Wessex Downs AONB mean that development will be modest, helping to meet local needs, support the rural economy and sustain local facilities in accordance with policy SP12.

<table>
<tr><th>Policy</th><th>Allocation</th><th>Approximate numbers</th></tr>
<tr><td>RSA14</td><td>Land adjoining Lynch Lane, Lambourn (Site Ref: HSA 19)</td><td>60 dwellings</td></tr>
<tr><td>RSA15</td><td>Land at Newbury Road, Lambourn (Site Ref: HSA 20)</td><td>5 dwellings</td></tr>
<tr><td>RSAX</td><td>Land North of Pangbourne Hill, Pangbourne (Site Ref: PAN8)</td><td>25 dwellings</td></tr>
<tr><td>RSA16</td><td>Land North of Southend Road, Bradfield Southend (Site Ref: BRAD5)</td><td>20 dwellings</td></tr>
<tr><td>RSA17</td><td>Land at Chieveley Glebe, Chieveley (Site Ref: CHI23)</td><td>15 dwellings</td></tr>
</table></td></tr>
</table>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			<table><tr><td>RSA18</td><td>Pirbright Institute Site, High Street, Compton (Site Ref: HSA 22)</td><td>140 dwellings</td></tr><tr><td>RSA19</td><td>Land west of Spring Meadows, Great Shefford (Site Ref: GS1)</td><td>15 dwellings</td></tr><tr><td>RSA20</td><td>Land off Charlotte Close, Hermitage (Site Ref: HSA 24)</td><td>15 dwellings</td></tr><tr><td>RSA21</td><td>Land to the south east of the Old Farmhouse, Hermitage (Site Ref HSA 25)</td><td>10 dwellings</td></tr><tr><td>RSA22</td><td>Land adjacent Station Road, Hermitage</td><td>42 dwellings</td></tr><tr><td>RSA23</td><td>Land adjoining The Haven, Kintbury (Site Ref: KIN6)</td><td>20 dwellings</td></tr></table>
MM55	113	Policy RSA14	*Amend the criterion as follows:* ~~'f An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy.~~ Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore development on the site will connect to the mains sewerage system. ~~A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the East Shefford Sewage Treatment Works;~~ *Amend the criterion as follows:* 'h. ~~Development will need to ensure the retention of existing riverside vegetation and~~ To ensure the provision of ~~a significant~~ an appropriate buffer for ~~/stand-off between~~ the ~~woodland and adjacent~~ River Lambourn SSSI/SAC ~~and any development. In light of an initial Phase 1 Habitat Survey it is considered that~~ no development on the site will take place within 15m of the outer edge of Flood Zone 2~~, allowing a minimum buffer/stand-off from the SSSI/SAC of 38m (max. 88m)~~;'

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
MM56	115	Policy RSA15	*Amend the criterion as follows:* '~~h. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy.~~ Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore development on the site will connect to the mains sewerage system.'
MM57	-	New RSA policy – Land North of Pangbourne Hill, Pangbourne	*Insert new RSA policy and accompanying indicative site map into LPR after policy RSA15 as follows:* **'Policy RSAX** **Land north of Pangbourne Hill, Pangbourne (Site ref PAN8)** The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters: a. The provision of approximately 25 dwellings, in a low density scheme; b. Access to the site will be provided via Sheffield Close, off Pangbourne Hill; c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required. The following elements shall be undertaken to inform the Transport Assessment: i. Updated speed surveys fronting the access onto Pangbourne Hill, with any required adjustments to sight lines provided; ii. A Junction 10 PICADY traffic model submitted for the access onto Pangbourne Hill and for the Pangbourne Hill/A340 junction. d. Internal walking and cycle routes for the site will be provided and will be linked to existing routes; e. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Information Pack; f. The scheme will be informed by a full detailed Landscape Visual Impact Assessment (LVIA) which

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			takes account of the Landscape Sensitivity and Capacity Assessment (2020) (LSCA). The proposals will include the following measures: i. To ensure it is not visually prominent, development will be limited to the lower slopes on the eastern side of the site only, adjacent to Riverview Road; and ii. No development shall be located on the elevated upper slopes in order to conserve and enhance the National Landscapes (AONB) of both the North Wessex Downs and the Chilterns. This part of the site will be retained as a landscape buffer which will remain outside the settlement boundary; g. An arboricultural survey will be required to inform the delivery of the site, to take into account the protected trees adjacent to the site on the eastern side; h. Development proposals for the site will be supported by a Flood Risk Assessment, in accordance with policy SP6. The FRA will need to take into account all potential sources of flood risk, including surface water flooding, and will advise on any appropriate mitigation measures; i. Development will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected; j. Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site; k. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.' *Include indicative site map as set out in Annex G below. Consequential changes to the Policies Map as shown in the Schedule of Changes to the Policies Map (PMC15)*
MM58	117	Policy RSA16	*Delete the criterion as follows:* ~~'b. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'~~

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			Amend the criterion as follows: 'f) Appropriate landscaping ~~A substantial tree belt~~ will be provided along the northern boundary, responding positively ~~linking~~ to the existing tree belt to the north of the site, on the eastern boundary and with new planting on land at Stretton Close.'
MM59	119	Policy RSA17	*Amend text in the policy as follows:* 'b) Access will ~~need to~~ be ~~obtained~~ provided from East Lane. The existing frontage hedgerow should be retained and enhanced as much as possible as part of the design and so proposals should allow for a maximum of three access points from East Lane. To achieve ~~the~~ sight lines of 2.4 x 43 metres, these will ~~accesses may~~ need to serve more than one dwelling. ~~c) A footway fronting the site which links to the existing footway to the west of the site~~; Opportunities should be taken to enable linkages to connect to existing footways along East Lane;. … g) The development design and layout will be further informed by a Heritage Impact Assessment. The development will protect and enhance the special architectural and historic interest of the Chieveley Conservation Area, with particular attention paid to the western end of the site adjoining the boundary of the Grade II listed the Old House.' *Insert additional criteria as follows:* 'Development will be informed by an archaeological desk-based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.' 'Development of the site provides an opportunity to be able to establish a burial ground at the western end of the site adjoining the boundary of the Grade II listed the Old House. Further consideration will be required at the planning application stage in order to determine the detailed layout of this area.' 'Development proposals should explore the opportunity to provide a footpath link to Chieveley

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			recreation ground from the western part of the site adjoining the boundary of the Grade II listed the Old House.' *Delete criterion as follows:* ~~'i An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the Chieveley Sewage Treatment Works'~~ *Include additional criterion as follows:* 'The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.' *Include additional criterion as follows:* 'The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.' *Amend indicative site map to show three access points as set out in Annex H below*
MM60	121	Policy RSA18	*Delete the criterion as follows:* ~~'I An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'~~

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			Include additional criterion as follows: 'k iii Detailed modelling of the River Pang which runs to the south of the site will be required to inform development proposals, including the latest Climate Change Allowances.' *Amend the criterion as follows:* 'n) …The scheme ~~It~~ will also conserve and enhance ~~explain how~~ the special architectural and historic interest of the Compton Conservation Area and protect its setting ~~has been taken into account~~….'
MM61	124	Policy RSA19	*Amend the criterion as follows:* ~~'i. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy.~~ Infiltration from groundwater into the network has been identified as a strategic issue within this catchment; therefore development on the site will connect to the mains sewerage system. ~~A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the East Shefford Sewage Treatment Works;'~~ *Include additional criterion as follows:* 'The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.'
MM62	126	Policy RSA20	*Amend the criterion as follows:* 'b) The site will be accessed via Charlotte Close with the provision of pedestrian and cycle linkages through the site to the allocations RSA21 (Land to the south east of the Old Farmhouse) and the public

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			open space in RSA22 (land adjacent Station Road). Opportunities should be taken to enable making these linkages part of a Hermitage to Newbury off-road path and to providing footpath links to the local Primary School to enable sustainable travel;' *Amend indicative site map to show linkages as set out in Annex I below* *Delete the criterion as follows:* ~~'e. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'~~
MM63	128	Policy RSA21	*Amend the criterion as follows:* 'e) The site will be accessed via Newbury Road and/or Lipscombe Close with the provision of pedestrian and cycle linkages from Lipscombe Close through the site to the allocations at RSA20 (Land off Charlotte Close) and the public open space in RSA22 (land adjacent Station Road). Opportunities should be taken to enable making these linkages part of a Hermitage to Newbury off-road path and to providing footpath links to the local primary school to enable sustainable travel;' *Amend indicative site map to show linkages as set out in Annex J below* *Delete the criterion as follows:* ~~'h. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'~~ *Include additional criterion as follows:*

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			'The design of the development should protect the setting of the nearby Listed Building (Barnaby Thatch)'
MM64	130	Policy RSA22	*Amend text in the policy as follows:* 'a) The provision of approximately ~~34~~ 42 dwellings in a low density scheme that provides a mix of dwellings sizes and types appropriate for the local area; b) Access to the site will be provided by Station Road, with options for other accesses from Lipscomb Close and / or B4009 Newbury Road being explored. If required, any access from Lipscomb Close should be a through route. ~~for~~ Walking and cycle links will be provided to the allocations RSA20 (Charlotte Close) and RSA21 (Old Farmhouse). Opportunities should be taken to enable making these linkages part of a Hermitage to Newbury off-road path and to providing footpath links to the local primary school to enable sustainable travel; … d) … ii) Retain the ~~the~~ land ~~to~~ in the north western part of the site as a public open space ~~an open area~~ which could have a character of a village green; …… d) … iv) ~~Be~~15 metres width set back from Station Road to retain the rural character and the setting of the mature roadside trees;' *Delete the criterion as follows:* ~~'i An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the Chieveley Sewage Treatment Works;'~~ *Amend the criterion as follows:*

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			'k) A Heritage Impact Assessment will be required due to the presence of non-designated heritage assets and the nearby Scheduled Monument (Grimsbury Castle).' *Include additional criterion as follows:* 'Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.' *Include additional criterion as follows:* 'Part of the site is underlain by aggregate mineral deposits and a Minerals Resource Assessment will be required' *Amend indicative site map as set out in Annex K below. Consequential changes to the Policies Map as shown in the Schedule of Changes to the Policies Map (PMC16)*
MM65	132	Policy RSA23	*Delete criterion as follows:* ~~'f. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'~~ *Include additional criterion as follows:* 'The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.'
MM66	136	Policy RSA25	*Delete the criterion as follows:* ~~'k) No caravans will be permitted within Flood Zones 2 and 3 at the northern edge of the site'.~~

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<tr><td>MM67</td><td>138</td><td>Paragraph 8.3</td><td>Amend paragraph 8.3 and insert additional text and table after first sentence as follows:

'Sites allocated for employment land

~~8.3 Policies for the employment site allocations are set out below.~~ The following sites are allocated to facilitate the growth and forecasted change in industrial land over the plan period to 2041 ~~2039~~:

<table>
<tr><th>Policy Ref:</th><th>Site Name:</th><th>Approximate floorspace (sqm)</th><th>Use</th></tr>
<tr><td>ESA1</td><td>Land east of Colthrop Industrial Estate, Thatcham</td><td>20,400</td><td>B2/B8</td></tr>
<tr><td>ESA2</td><td>Land west of Ramsbury Road, Membury Industrial Estate</td><td>~~10,381~~ 10,390</td><td>B2/B8</td></tr>
<tr><td>ESA3</td><td>Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands</td><td>5,200</td><td>Egiii/B2</td></tr>
<tr><td>ESA4</td><td>Beenham Landfill, Pips Way, Beenham</td><td>14,000</td><td>B2/B8</td></tr>
<tr><td>ESA5</td><td>Northway Porsche, Grange Lane, Beenham</td><td>6,400</td><td>Egiii/B2</td></tr>
<tr><td>ESA6</td><td>Land adjacent to Padworth IWMF, Padworth Lane</td><td>12,400</td><td>B2/B8</td></tr>
</table>
The Council will seek to ensure that sufficient sites are provided in the right locations to foster sustainable economic growth. The allocated sites are focused around or near to areas of existing employment activity, and mainly adjacent to defined Designated Employment Areas. Those sites allocated on land adjacent to a DEA, will, through this LPR, now form part of that DEA.</td></tr>
</table>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			Thatcham Thatcham's main industrial area is Colthrop Estate, comprising a mix of larger distribution units and smaller workshops, and is described in the ELR as 'the District's premier logistics and distribution park'. There are some vacancies in the office stock, and a very high occupancy in the industrial and warehousing stock. The allocated site to the east of the Colthrop Estate (ESA1) is a logical extension and would aid in meeting the identified need in the Urban Area of Thatcham. Membury Industrial Estate Membury Industrial Estate has seen a number of redevelopments and expansions in recent years and through the LPR the boundary of the DEA has been extended to reflect these changes and to support the creation of local job opportunities in the more western rural areas of the District. The allocated sites at Membury (ESA2 and ESA3) will also aid in addressing a local and rural demand. Beenham Beenham Grange Industrial Area is largely occupied by industrial operators, with a mix of locally based companies and larger companies servicing the area. At the time of the ELR there were no available industrial units, reflecting the nature of the industrial market in this location. The sites allocated in this area (ESA4, ESA5 and ESA6) would aid in meeting the identified need towards the east of the District. The site at Northway Porsche would encourage light industrial units, compatible with surrounding uses. The site at Padworth sidings, whilst it is not directly adjacent to a DEA, it would make use of brownfield land and is adjacent to the Padworth Household Waste Recycling Centre. For each site policy (ESA1-ESA6), the site allocation is identified on the indicative site map. The area shown on the map is the gross site area. The policies provide approximate floorspace for development, based on standard plot ratios as set out within the HELAA, unless the site promoter has suggested a development potential that is lower than that calculated. The actual floorspace achieved may vary slightly depending on the detailed design work carried out in preparation for a planning application and will be influenced by the topography and other specific site characteristics.'

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
MM68	138	Policy ESA1	*Amend criterion a of the policy to insert footnote as follows:* 'a. The provision of approximately 20,400 square metres of employment floorspace for B2 and/or B8 uses *[insert footnote]* across the site; *Footnote:* *As at June 2024 the site had extant planning permission 21/02130/OUTMAJ for 19,536sqm of B2/B8 space with ancillary office space, and a second extant permission 23/02965/FULMAJ for a Logistics Hub comprising approximately 7,800sqm of office space and associated uses for Thames Valley Police.'*
MM69	140-141	Policy ESA2	*Amend criterion a of the policy as follows:* 'a. The provision of approximately ~~10,381~~ 10,390 square meters of employment floorspace for B2 and/or B8 uses;' *Amend policy to include additional criterion as follows:* 'Development will be informed by an archaeological desk-based assessment as a minimum and field evaluation if required to assess the historic environment of the site.' *Amend indicative map as set out in Annex L below. Consequential changes to the Policies Map as shown in the Schedule of Changes to the Policies Map (PMC17)*
MM70	142	Policy ESA3	*Amend policy to include additional criterion as follows:* 'Development will be informed by an archaeological desk-based assessment as a minimum and field evaluation if required to assess the historic environment of the site.'

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MM71	144	Policy ESA4	*Amend criterion i of the policy as follows:* 'i The site lies within a ~~Mineral and~~ Waste Safeguarding Area and so consideration of ~~Policy 9 and~~ Policy 10 of the West Berkshire Minerals and Waste Local Plan will be required; and'
MM72	146	Policy ESA5	*Amend policy to include additional criterion as follows:* 'Development will be informed by a desk based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation.'
MM73	150	Policy DM1	*Amend the policy as follows:* 'Exceptionally, new residential development outside of adopted settlement boundaries will be permitted. These exceptions are solely limited to development which is appropriately designed and located and which satisfies one or more of the following criteria: a. Sites allocated as part of the development plan; b. Sites for Gypsies and Travellers and Travelling Showpeople (RSA24, RSA25 and DM20); c. Rural exception housing and/or First Homes exception sites (DM16 and DM17); d. The conversion of redundant or disused buildings (DM24); e. Housing to accommodate rural workers (DM23); f. The extension to or replacement of existing residential dwellings (DM25 and DM28); g. The subdivision of existing residential dwellings (DM27); h. Student or staff accommodation necessary to meet the reasonable needs and operational requirements of existing educational and institutional sites in the countryside (Policy DM38) or i. ~~h~~. Limited residential infill in settlements in the countryside with no defined settlement boundary where: i. It is within a closely knit cluster of 10 or more existing dwellings adjacent to, or fronting an

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			existing highway; and ii. The scale of development consists of infilling a small undeveloped plot commensurate with the scale and character of existing dwellings within an otherwise built up frontage; and iii. It does not extend the existing frontage at either end; and iv. The proposed plot size and spacing between dwellings is similar to adjacent properties and respects the rural character and street scene of the locality. ~~Planning permission will not be granted where a proposal harms or undermines the existing relationship of a settlement within the open countryside, where it does not contribute to the character and distinctiveness of the rural area, including the special qualities and natural beauty of the landscape of the AONB or where development would have an adverse cumulative impact on the environment or highway safety.'~~
MM74	153	Policy DM3	*Amend the policy as follows:* 'Development proposals will be required to promote, support and enhance positive mental and physical health and wellbeing and thus contribute to reducing health inequalities. Where any potential adverse impacts are identified, they will need to be addressed and mitigated in an appropriate manner. Proposals for development should support healthy lifestyles, including through the use of active design principles. Where appropriate, the provision of new or improved health facilities will be required as part of new development, proportionate to the additional demand that they would generate. Proposals for major development, or other development likely to have a potentially significant ~~health~~ impact on the health and wellbeing of the local population or particular groups within it in relation to either the nature of the ~~its~~ use proposed and/or its location in relation to other uses, should be accompanied by a fit for purpose Health Impact Assessment (HIA) in accordance with the current guidance (39) from Public Health England. The level of information required should be proportionate to the scale and nature of the development proposed. The purpose of the HIA is to assess any health impacts, positive or negative, that may arise from the proposed development and it should show how

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			any potential health risks can be avoided or minimised, with particular emphasis on disadvantaged sections of communities that may be affected. Development proposals should demonstrate how the conclusions of the HIA have been taken into account in the design of the scheme. Development that would have an unacceptable impact on the health or wellbeing of existing or new communities will not be permitted.'
MM75	155	Policy DM4	*Amend text in part 1(A) of the policy as follows:* 'A. New development of one or more new dwellings (C3 or C4 use class) will meet the following minimum standards of construction: …… • Equal to or less than ~~15kWh/m2/year space heat demand~~ the following targets, ~~evidenced by~~ using the Building Regulations Part L SAP Fabric Energy Efficiency (FEE) metric~~.~~: o End terrace: 32.9 kWh/m2/year FEE o Mid terrace: 25.1 kWh/m2/year FEE o Room in roof (semi detached): 32.5 kWh/m2/year FEE o Detached: 43.6 kWh/m2/year FEE o Bungalow: 51.0 kWh/m2/year FEE o Low-rise apartment: 21.0 kWh/m2/year FEE o Mid to high-rise apartment: 13.5 kWh/m2/year FEE o Where the proposed home type does not precisely reflect any of the above, the applicable target from the list above will be that of the most similar home type to that proposed, with a note to justify why this is thought to be the most similar. In apartment buildings, it will be acceptable to meet this target via a weighted average of all residential floor space in the building (recognising that there may be variation between floors in the building). • For outline applications and where the home type is not known, it will be required to commit to

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			delivering the relevant target(s) through reserved matters. This will be secured by a condition.' *Amend text in part 1 (B) of the policy as follows:* 'B. ~~New~~ Residential refurbishment developments of 10+ units will meet BREEAM Domestic Refurbishment 2014 (or future equivalent) Excellent as a minimum.' *Amend text in part 2 of the policy as follows:* **'2. New Non-Residential Development, including hotels, residential institutions, secure residential institutions - minimum construction standard** New development of 100sqm or more of new non-residential floorspace, including hotels (C1 use class), residential institutions (C2 use class) or secure residential institutions (C2A use class) will meet the following minimum standards of construction:….. *Amend text in part 3 (A) of the policy as follows:* **3. Renewable Energy** A. Subsequent to the achievement of the minimum construction standards under parts 1 and 2, new development of one or more new dwellings (C3 or C4 use class) and/or 100sqm or more of new non-residential floorspace, including hotels (C1 use class), residential institutions (C2 use class) or Secure Residential Institutions (C2A use class)…. '
MM76	157 - 158	Supporting text to policy DM4	*Insert new paragraph after 10.22 as follows:* 'For residential refurbishment developments of 10+ units that require planning permission, BREEAM

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			Domestic Refurbishment to a rating of Excellent is required as a minimum. This includes change of use to residential development and refurbishment of existing residential properties.' *Amend paragraph 10.23 as follows:* '10.23 Applications for commercial development and residential refurbishment developments of 10+ units should include a BREEAM pre-assessment, undertaken by a licensed BREEAM assessor and where deemed appropriate supported by a BREEAM accredited professional at the start of the design process to demonstrate how the target rating will be met and ensure early action credits are not missed.' *Insert additional text to the end of paragraph 10.28 as follows:* 'In order to provide further guidance the Council intends to prepare an update to its existing Planning Obligations SPD which it anticipates adopting in 2025.'
MM77	163	Supporting text to policy DM6	*Insert new paragraph after 10.55 as follows:* 'On 24 May 2024, the Secretary of State published a Notice of Designation of Sensitive Catchment Areas. Under this Notice, the River Lambourn SAC has been designated as a phosphorus sensitive catchment area, whilst the catchment of the Solent Maritime SAC as a nitrogen sensitive catchment area under the Water Industry Act 1991.' *Insert new paragraphs after 10.58 as follows:* 'To stop pollution at source, the Levelling-up and Regeneration Act 2023 created a new duty on water companies to upgrade wastewater treatment works by 1 April 2030, in catchments of Habitats Sites identified by the Secretary of State as being in an unfavourable condition due to nutrient pollution.

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			Within the Sensitive Catchment Areas, designated catchments, water companies must guarantee that waste water treatment works serving a population equivalent to more than 2,000 meet specifies nutrient removal standards by 1 April 2030. Local Planning Authorities, when considering applications, will need to consider that the nutrient pollution standard will be met by the upgrade date for the purposes of Habitats Regulations Assessments.'
MM78	165	Policy DM7	*Amend first sentence of first paragraph of the policy as follows:* 'Development will be required to minimise water use ~~and aim to be water-neutral as far as practicable~~ by incorporating appropriate water efficiency and water recycling measures…..' *Amend third sentence of second paragraph of the policy as follows:* '…All new residential developments (including replacement dwellings) will meet the Building Regulation optional higher water efficiency standard of 110 litres per person per day, using the 'Fittings Approach' as set out in in table 2.2 of the Building Regulations part G2.' *Delete criterion a of the policy as follows:* ~~'a. There is adequate water supply and waste water treatment infrastructure capacity resources are available, or can be provided, to support the development proposed at the time of occupation, and will be safeguarded from the potential impacts of development;'~~ *Delete criterion c of the policy as follows:* ~~*'*c. Foul water treatment and disposal of adequate design and capacity already exists or can be provided in time to serve the development ensuring that the environment and amenity of local residents are not adversely affected;'~~ *Amend penultimate paragraph of the policy as follows:*

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			'Development which would overload available facilities and create or exacerbate problems of flooding or pollution will not be permitted. Where upgrades to water supply and wastewater are required and where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development. ~~consideration should be given to phasing the development so that the necessary infrastructure is in place.~~ The identified need for the development or expansion of other water supply or wastewater facilities, required for existing or proposed development, is an important material consideration in the consideration of planning applications for such proposals.'
MM79	167	Supporting text to policy DM7	*Delete paragraph 10.70 as follows:* ~~'10.70 Developers will need to demonstrate that existing, planned and/or committed infrastructure is sufficient to accommodate new development proposals. This could be through a Utilities Assessment which includes demonstrating that there is adequate water supply, surface water drainage, foul drainage and sewage treatment capacity both on and off site to service the development. Necessary improvements to sewerage water treatment infrastructure will be programmed by the water companies and need to be completed prior to occupation of the development. This is to ensure that such infrastructure is in place to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property and pollution of land and watercourses. In some circumstances this may make it necessary for developers to arrange for appropriate studies to ascertain whether the proposed development will lead to the overloading of existing local infrastructure. Where there is a capacity problem in the local network developers will be expected to requisition or otherwise fund local infrastructure improvements. '~~
MM80	170	Policy DM9	*Amend criterion g as follows:* 'g. To ensure it does not generate levels of traffic, parking or other environmental problems which would ~~result in substantial~~ harm ~~to~~ the character, appearance or significance of the area, and …'

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			Amend criterion ii and add new criterion iii as follows: 'ii. The replacement would make an equal or greater contribution to the character and appearance of the Conservation Area; or iii. The development would generate planning benefits that outweigh the harm arising from its loss in accordance with national policy.'
MM81	171	Supporting text to policy DM9	*Amend paragraphs 10.81 (paragraph moved to supporting text in policy SP9) and 10.82 as follows:* ~~'10.81 The Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the District's 53 Conservation Areas. As part of this duty and as part of its strategy to maximise opportunities for the conservation and enjoyment of the historic environment the Council is undertaking a phased programme of Conservation Area Appraisals (CAAs), in partnership with the West Berkshire Heritage Forum. As well as helping to define what is special about a particular Conservation Area, the project will provide local communities with an understanding of how and why Conservation Area status is appraised, designated, and applied in future development and conservation management decisions. This will help communities better engage with the management of change in their area, allowing them to more effectively champion the significance and values of local heritage. The project has involved the setting up of a Conservation Area Working Group, which has developed a 'Toolkit', which contains a variety of guidance, list of resources, and an appraisal report template, to assist parish councils and volunteers in undertaking a Conservation Area Appraisal and Management Plan.~~ 10.82 The NPPF clarifies that not all elements of a Conservation Area will necessarily contribute to its significance. ~~Therefore, where a building (or other element) does not make a positive contribution to the heritage significance of the area, the loss of that building or feature should be treated as less than substantial harm or no harm.~~ In these cases the level of harm should be weighed against the wider benefits of the proposal including the potential to enhance or reveal further the heritage significance of the area.'

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MM82	172	Policy DM10	*Amend second paragraph of the policy as follows:* Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and/or the contributions made by its setting and any curtilage listed features. *Amend third paragraph of the policy as follows:* Unless justified otherwise, ~~D~~development will not be permitted if it would: ….. *Amend fourth paragraph of the policy as follows:* In particular, development should avoid ~~will not be permitted if it would~~ directly, indirectly or cumulatively ~~lead to~~ any of the following: …… xi. The removal of historic boundary treatments.~~;~~ ~~unless justified to the satisfaction of the Council, that the proposed changes, loss or irreversible damage, and/or addition of new features to the Listed Building and its setting are:~~ ~~• Less than substantial in terms of impact/harm on the character and significance of the Listed Building and its setting; and~~ ~~• Is off-set by the public benefit from making the changes, including enabling optimal viable use, and net enhancement to the Listed Building and its setting. Clear justification for this harm should be set out in full in the Statement of Heritage Significance accompanying the proposals.~~
MM83	174	Policy DM11	*Amend criterion c of policy as follows:* c. Have particular regard to ~~all of~~ the following characteristics, depending on the type of asset affected: ….

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MM84	182	Policy DM15	*Amend third paragraph of the policy as follows:* ~~'The loss or deterioration of protected trees, groups of trees, woodland or important hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations.~~ Development affecting trees protected by a Tree Preservation Order (TPO) must be justified and the impact of the proposal will be assessed on the amenity of the area. Where these and other protected trees are subject to felling, a replacement of an appropriate number, and size in an appropriate location will be required.'
MM85	183	Supporting text to policy DM15	*Amend paragraph 10.132 of supporting text as follows:* '10.132 Protected trees includes trees protected by a Tree Preservation Order (whether that be an individual tree, a group of individual trees or a woodland) or those located within a Conservation Area. They also include those hedgerows meeting the criteria of "important hedgerow" in the Hedgerow Regulations 1997 (as amended).'
MM86	189	Policy DM19	*Amend first paragraph of the policy as follows:* '….b) The location is appropriate in terms of design, layout and accessibility of facilities, services and public transport, subject to other policies in the Plan being satisfied.' *Insert additional paragraph at end of the policy as follows:* 'Affordable housing contribution will be required in accordance with the requirements of Policy SP19: Affordable Housing depending upon whether the accommodation falls within Use Class C2 (Residential Institutions) or C3 (dwelling house) of the Use Classes Order.'
MM87	189	Supporting text to policy DM19	*Amend paragraph 11.17 as follows:* '11.17 ~~For the purposes of this policy, specialist housing will meet an identified local need where~~

<table>
<tr><th>Ref</th><th>Page of submitted LPR</th><th>Policy/ Paragraph of submitted LPR</th><th>Main Modification</th></tr>
<tr><td></td><td></td><td></td><td>~~it is regulated for both care and accommodation purposes. Development which provides unregulated on-site care and support, such as sheltered housing, will be considered in the same way as conventional housing. In terms of the latter, these typically comprise owner-occupied retirement living products. Pre-application advice should be sought if clarification is needed to whether a development is likely to constitute a specialist care housing provision~~. Housing for older people covers a wide range of needs, from sheltered housing (where residents live mainly independent lives whilst sharing some communal facilities) through to extra care housing and care homes, where a level of personal health care is typically provided. Proposals for specialist housing will be considered on their own merits having regard to whether the proposal falls within Class C2 or Class C3 of the of the Use Classes Order. This will depend upon factors such as the level of personal care offered; the type of accommodation and level of communal space and facilities. Pre-application advice should be sought if clarification is needed as to whether a development is likely to constitute a specialist care housing provision.'</td></tr>
<tr><td>MM88</td><td>192-193</td><td>Supporting text to policy DM20</td><td>Amend the supporting text as follows:

'~~11.27~~ ~~Need~~ Gypsy and Traveller sites

11.2~~7~~8 Table 7 ~~The following table~~ sets out the need for Gypsy and Traveller pitches up to 31 March 2038, correlating to the study period for the GTAA ~~and for Travelling Showperson plots~~. ~~For clarity, the cultural and the Planning Policy for Traveller Sites (PPTS) need figures are two different representations of need. The PPTS need based on the PPTS definition of 'Gypsies and Travellers', and cultural need, which is defined as those Gypsy and Travellers and Travelling Showpeople who do not travel and identify themselves as part of the Traveller and Travelling Showpeople community.~~

~~Table 7 Gypsy and Traveller Accommodation Assessment Identified Need 2021/22 to 2037/38 cultural need/PPTS need~~
<table>
<tr><td></td><td>~~Cultural Need~~</td><td>~~Of which PPTS need~~</td></tr>
<tr><td>~~5 year Authorised Pitch Shortfall (2021/22 to 2025/26)~~</td><td>~~13~~</td><td>~~0~~</td></tr>
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~~Longer term need~~		
~~2026/27 to 2030/31~~	~~5~~	~~3~~
~~2031/32 to 2035/36~~	~~9~~	~~6~~
~~2036/37 to 2037/38~~	~~3~~	~~2~~
~~Longer team need total to 2037/38~~	~~17~~	~~11~~
~~Net Shortfall 2021/22 to 2037/38~~	~~30~~	~~20~~

~~Table 8 Travelling Showperson plot requirements 2021/22 to 2037/38~~

	~~2021/22 to 2025/26~~	~~2026/27 to 2037/38~~	~~Total~~
~~Travelling Showperson plots~~	~~20~~	~~4~~	~~24~~

Table 7 Gypsy & Traveller Accommodation

Additional permanent pitches required 1 April 2021 to 31 March 2038	30
Additional permanent pitches planned for 1 April 2021 to 31 March 2023	
• New Stocks Farm, Paices Hill, Aldermaston	8
• Four Houses Corner, Padworth	1
• Ermin Street, Lambourn Woodlands	1
Total pitches planned for 2021-2023	10
Permanent pitches required 1 April 2023 to 31 March 2038	20

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			11.28 The GTAA 2021, in updating the 2019 study, identifies that there is a residual overall need for 30 permanent pitches between 1 April 2021 and 31 March 2038, considering existing supply on established sites, and accounting for household formation and net in-migration. Taking into account the 10 pitches already planned this leaves a residual need of 20 pitches which are required between 1 April 2023 and 31 March 2038. 11.29 Table 7 sets out the total need for Gypsy and Traveller accommodation. Of the 30 pitches needed to 2038, 13 are required in the short term up to 31 March 2026. 10 pitches have been planned for in the period 1 April 2021 and 31 March 2023. The site at New Stocks Farm, Paices Hill, Aldermaston has been allocated in RSA24 to replace 8 transit pitches with 8 permanent pitches. This takes forward the existing allocation in the Housing Site Allocations Development Plan Document and the recommendations of the GTAA to create permanent pitches. Planning permission (reference 22/00120/FUL) was granted in September 2022 for this use and is yet to be implemented. Since the GTAA was updated Four Houses Corner, a Council operated site in Padworth, had planning permission approved for 17 permanent pitches (reference 23/01552/REG3 approved in April 2024). This represents an increase of 1 pitch above the 16 pitches counted in the GTAA. The permission is yet to be implemented. Also since the GTAA was updated 1 pitch has been provided on land at Ermin Street, Lambourn Woodlands (reference 21/02045/FUL approved in August 2022). 11.30 Table 7 outlines that 20 permanent pitches are required between 1 April 2023 and 31 March 2038. To meet this need the Council is preparing a Gypsy and Traveller Accommodation Development Plan Document. Site allocations will be made in the context of a further update to the GTAA which would follow the repopulation of Four Houses Corner, Padworth. In contributing to meeting the need planning applications will be assessed in accordance with the criteria set out in this policy. 11.31 There is no requirement to identify a site for transit pitches. However, the GTAA 2021 recommends that tolerated stopping places or negotiated stopping places should be provided. The Council will explore this further through the Gypsy and Traveller Accommodation DPD and/or through developing a Council policy to govern this.

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			~~11.29 The GTAA identifies a need for four transit pitches, which would accommodate eight caravans.~~ ~~11.30~~ 11.32 ~~-~~The GTAA does not identify a need for houseboat dwellers and thus the LPR does not provide for any permanent houseboats. ~~**Supply**~~ ~~11.31 There is an existing private site at New Stocks Farm, Paices Hill, Aldermaston. There are 24 permanent pitches, with 15 transit sites. Policy RSA32 seeks to allocate 8 permanent pitches at Paices Hill, which uses the land used as transit sites. This results in the reduction of 8 transit pitches.~~ ~~11.32 There is an existing Council operated site at Four Houses Corner, Reading Road, Ufton Nervet, which is due to be refurbished. When it reopens there will be 17 pitches. The updated GTAA is clear that when the site reopens a survey of households is required to determine the long term needs from children and young people living on the site.~~ ~~11.33 There are other authorised small private traveller sites in the District.~~ **Travelling Showperson sites** ~~11.34~~ 11.32 There is currently one Showperson's Yard in the District which is located at Long Copse Farm, Enborne. 24 plots are allocated for use by Travelling Showpeople, as defined in the Planning Policy for Traveller Sites, under policy RSA25. The eastern part of the site has an authorised use for Circus headquarters and agricultural holding as a dual use. The allocation would enable a residential and operational base for staff and families associated with the Circus. ~~The 2019 GTAA concludes that there is no additional need for Travelling Showpersons yards and any need that does arise can be addressed on the Long Copse yard.~~ ~~11.35 To address the longer term need for Gypsy and Traveller pitches and for transit sites/short term~~

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			~~stopping places a Development Plan Document will be prepared. The Local Development Scheme outlines the timetable, with evidence being prepared between February 2023 and December 2025, leading up to adoption by September 2027.~~'
MM89	202	Policy DM27	*Amend criterion c of the policy as follows:* 'c. It would not <u>require</u> ~~lead to~~ significant extensions, including alterations and outbuildings, which would have a detrimental impact on the character and appearance of the original building or surrounding area;'
MM90	207	Policy DM30 and supporting text	*Delete policy DM30 and its supporting text from the LPR*
MM91	208	Policy DM31	*Amend criterion i of the policy as follows:* 'i. Functional ~~private~~ amenity space of a quality and size to meet the needs of the occupants;'
MM92	208	Supporting text to policy DM31	*Amend paragraphs 11.112 and 11.113 of the supporting text as follows:* '11.112 <u>For flats, there may be a variety of approaches to providing outdoor amenity space for flats which will vary according to the location and character of the proposed development.</u> As a guide, for 1 or 2 bedroom flats at least 25 square metres of communal open space should be provided per unit. For three or more bedroom flats at least 40 square metres of communal open space should be provided per unit. <u>Additionally, balconies could compensate for limited garden space if they provide high quality space, and the space offered would be taken into consideration when looking at the overall amenity space proposed for a flatted development.</u> ~~11.113 Balconies may not be counted towards the provision of amenity space for houses or flats, unless in exceptional circumstances, where they provide high quality space. '~~

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MM93	210	Supporting text to policy DM32	*Amend paragraph 12.2 as follows:* '12.2 For the purposes of this Plan business uses/development are offices (Egi and Egii), industrial, storage and warehousing and distribution (Egiii/B2/B8), and the term employment land refers to the land on which these uses are located.'
MM94	-	New DM policy and supporting text	*Insert new Development Management policy and supporting text into LPR after policy DM33 as follows:* **Policy DMXX: RAF Welford and Denison Barracks** Development within the site boundary of RAF Welford and/or Denison Barracks will be supported where it directly sustains the functioning of these defence establishments. Development in the areas around RAF Welford and/or Denison Barracks will not be supported where it would adversely affect the defence related operation or capability of these sites and/or the safety and wellbeing of those within the relevant statutory safeguarding zones. **Supporting text** RAF Welford and Denison Barracks provide important outputs that support national defence activities. The NPPF outlines that planning policies and decisions should recognise and support development required for operational defence and security purposes. National policy also seeks to ensure that operational sites are not affected adversely by the impact of other development proposed in the area and that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. RAF Welford is safeguarded due to its capacity as a military explosive storage area and as such it has statutory safeguarding zones to ensure that development and land uses will be compatible with MOD

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			capability. The inner and outer safeguarding zones[14] are defined on the Policies Map and within the safeguarded area of RAF Welford the MOD is a statutory consultee under the provisions of the Town and Country Planning (safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2022 (DfT/ODPM Circular 01/2003). The MOD will object to development proposals which support people living, working, or congregating within the inner safeguarding zone of RAF Welford. In principle, the MOD does not object to land in the outer safeguarding zone being developed for residential, commercial and/or industrial land use purposes. However, within this zone, where applicable, requirements relating to the siting, design and construction of buildings, or changes to land use may apply. Whilst Denison Barracks in Hermitage does not have safeguarding zones around the site, consideration should be given to the impact of development proposals on the operation and capability of the site as a defence establishment and the local planning authority will consult with Denison Barracks and/or MOD as appropriate. *Include a as set out in Annex M below. Consequential changes to the Policies Map as shown in the Schedule of Changes to the Policies Map (PMC18 & PMC19)*
MM95	216	Policy DM35	*Amend criteria within the policy as follows:* '….. a. The proposals demonstrate that the business can make a positive ~~long term~~ contribution to the rural economy; c. The ~~development is~~ proposals are compatible with uses in the surrounding area ~~in terms of noise, smell, dust, pollution, lighting or operations at unreasonable hours~~;

[14] The extent of the safeguarding zones shown on the Policies Map could change before the Plan is updated or superseded. Policy DMXX will be applied to the latest version of the RAF Welford safeguarding zones as determined by the MOD.

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			~~e. The design respects local building styles and materials;~~ e. ~~f~~. Any proposals ~~new buildings, conversions and curtilage treatments~~ are of a high quality design, are appropriate in terms of siting scale, form, massing, character and appearance having regard to the surrounding rural area and its setting in the wider rural landscape;'
MM96	217	Supporting text to policy DM35	*Amend paragraph 12.20 as follows:* 'New economic development, or proposals to expand existing premises in the countryside will be supported provided they are suited to a rural location, meet the requirements of this policy, and where relevant, other national and local policies on employment locations and protected environments e.g. SP2, SP20, etc. In demonstrating that the business can make a positive ~~long term~~ contribution to the rural economy supporting evidence will be provided with a planning application. Such evidence could include ~~it is expected that~~ a business plan, whole estate plan~~s~~ or similar~~, will be presented with a planning application~~. For new businesses in particular, this can aid in illustrating the viability of the proposal. ~~It is considered necessary to demonstrate a long term contribution to avoid pressure for non-economic uses in locations which may not be suitable (e.g. residential).~~ ~~To this end~~ ~~a~~An assessment will be made as to whether planning conditions will be required to limit changes of use which would otherwise be permitted under the Town and Country Planning (Use Classes) Order 1987 (as amended) in order to achieve the objectives of the policy, and to avoid pressure for non-economic uses in locations which may not be suitable (e.g. residential).'
MM97	220-221	Policy DM37	*Amend the first paragraph of the policy as follows:* 'Proposals for all equestrian development that help to strengthen the rural economy and increase opportunities for people to enjoy the countryside in a sustainable way, will be supported.' *Amend the third paragraph of the policy as follows:* 'In all cases, proposals will be expected to demonstrate the adequate provision of land to allow for the

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			proper care of horses, including stabling, grazing and exercise, ~~in accordance with~~ having regard to the Equine Industry Welfare Guidelines, ~~and~~ the British Horse Society standards or the British Horseracing Authority as appropriate.' *Amend the North Wessex Downs AONB Horseracing Industry section as follows:* 'Whilst conserving environmental quality and countryside character, the horseracing industry in the AONB will be ~~maintained~~ protected, and its sensitive growth will be allowed for. Within this context: i. Suitable existing establishments or facilities are expected to be retained and. Re-development or conversion of those establishments away from uses essential to the horseracing industry will be subject to the tests of both suitability and necessity outlined in the supporting text to this policy; ii. Permanent fragmentation will be resisted; ~~and~~ iii. ~~Re-development away from uses essential to the horseracing industry will be subject to the tests of suitability and necessity outlined in the supporting text to this policy.~~ Proposals for associated new residential accommodation in the countryside will be permitted in accordance with policy DM23 where genuine need is suitably demonstrated through a business case and accommodation cannot be reasonably secured within existing settlements~~.~~; iv. Development proposals, particularly within or around Lambourn and Upper Lambourn, which would negatively impact on the long term vitality and/or viability of the horseracing industry as a whole, will be resisted. There must be clear and convincing evidence that the development would generate planning benefits that would outweigh any significant harm to the horseracing industry as a whole; and v. Proposals for related development such as those providers of goods and services to the industry will be supported and considered in accordance with Policy DM35.'
MM98	221-223	Supporting text to policy DM37	*Amend the supporting text as follows:* '12.36 ….. Whilst this policy sets out the Council's approach specifically to equestrian development, it also makes clear that proposals for related development such as those providers of goods and services

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			to the horseracing industry will be considered in accordance with Policy DM35.' '12.46 The policy aims to allow for the protection and sensitive development and growth of the horseracing industry whilst conserving environmental quality and countryside character….' '12.50 In terms of interpreting the policy, existing establishments or facilities includes land and buildings relating to the horseracing industry, including residential development. The policy makes clear that re-development or conversion of those establishments away from uses essential to the horseracing industry will be subject to the tests of suitability and necessity given the importance of the industry to West Berkshire and the Lambourn Valley in particular. It is considered important to adopt such an approach in order to protect and sensitively grow this specialist industry whilst responding to its unique characteristics.' '12.51 **Suitability test:** In considering the suitability of existing establishments, the key factors to consider will be: a. ~~The location of the site relating to the form and character of the settlement;~~ b. The existing range of facilities on the site and their adequacy for the purpose of training and/or breeding horses, or their capability for adaptation to meet such needs; and c. The availability of and access to (including the potential for improved access) suitable gallops and training areas~~;~~ ~~d. The impact on local roads including the safety of horses and riders and traffic using the highway; and~~ e. ~~The availability of sources of labour and the accommodation of personnel on site or in the locality~~.' '12.55 …. Whilst racing charities and training yard owners provide some ~~subsidised~~ low cost and/or hostel accommodation in the area, it is recognised there is still a specific need for affordable single person accommodation in Lambourn. The policy makes clear that proposals for associated new residential accommodation in the countryside will be permitted in accordance with policy DM23. In

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			accordance with that policy, the occupation of any residential accommodation will be restricted by a planning condition or legal agreement to rural workers involved in the day-to-day operations of the horseracing industry.'
MM99	224	Policy DM38	*Amend criteria within the policy as follows:* 'b. There are no existing buildings that are available and suitable, including locationally, that could reasonably be used to accommodate the proposal; ~~There are no existing buildings or accommodation within the site or wider ownership of the establishment, or in proximity that can reasonably be used~~; ~~d. The design respects local building styles and materials;~~ d.~~e~~. Any proposals ~~buildings, structures and curtilage treatments~~ are appropriate in in terms of siting, scale, form, massing, character and appearance, having regard to the local environment and setting within the wider landscape. Development should positively reinforce local distinctiveness; e.~~f~~. Any ~~N~~new ~~or replacement~~ buildings are located ~~within or~~ adjoining existing buildings or within or adjoining an existing group~~s~~ of buildings, unless otherwise justified for operational reasons;'
MM100	224	Supporting text to policy DM38	*Delete final two sentences of paragraph 12.58 as follows:* '12.58 ….. ~~Policy DM1 is also applicable in considering applications for staff accommodation in locations in the countryside, in terms of infill. Policy DM26 is applicable for replacement dwellings.~~' *Amend paragraph 12.59 as follows*: '12.59 In the case of new staff or student accommodation this policy applies. P~~p~~lanning conditions may be applied, or the applicant will be required to enter into a legal agreement, to ensure that such accommodation remains ancillary to the main use of the site and to ensure that such accommodation is

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			not sold off separately to be followed by applications for further housing or residential accommodation.'
MM101	230	Policy DM41	*Amend the policy to delete text as follows:* ~~Fibre to the Premises:~~ ~~a. All residential developments and all new employment generating development will enable Fibre-to-the-Premises (FTTP) at first occupation;~~ ~~b. All new dwellings, including those provided via building conversions, must be designed and constructed in a way that enables them to meet or exceed the government's building regulations relating to the provision of high speed FTTP infrastructure in the home or any subsequent national equivalent standard should the building regulations and/or national policy be reviewed in the future;~~ ~~c. Where it can be demonstrated that FTTP is not practical, the fastest viable connection should be delivered as well as ducting to allow future delivery of FTTP.~~ ~~Telecommunications Infrastructure:~~ ~~d.All residential development and all new employment generating development should consider the mobile telecommunications requirements of the development proposal. This is to ensure that there is sufficient coverage.~~
MM102	232	Policy DM42	*Amend the final two sentences in the first paragraph of the policy as follows:* '~~Where required, new developed will be expected~~ Development will, where necessary, be required to make a proportionate contribution to the provision of or improvement ~~of a range of~~ to transport infrastructure~~. This transport infrastructure will specifically, but not exclusively, include~~ including, where relevant, the following:…'
MM103	234	Policy DM43	*Amend the policy as follows:*

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			'Policy DM43 Theale Rail – Road Transfer Site The site at Wigmore Lane in Theale, as defined on the Policies Map, shall be safeguarded as a rail – road transfer facility. ~~site at Theale is reserved solely for those industries which require a rail-road transfer facility and access to the highway network.~~ Redevelopment ~~for any uses not expressly for this purpose~~ of the site, in part or in whole, for uses that would compromise the operation of this facility will not be permitted.
MM104	234	Supporting text to policy DM43	*Amend the text as follows:* 12.100 The rail - road transfer site at Wigmore Lane, Theale, is an important infrastructure facility within the District allowing for the transfer of goods from rail to road, and this policy seeks to safeguard the site, as defined on the Policies Map, as a rail – road transfer facility. 12.101 The facility is primarily an aggregates terminal, and the West Berkshire Minerals and Waste Local Plan 2022-2037 safeguards the site to ensure the supply of minerals and the continued export of minerals from the District by road. Proposals for ~~A~~any non-mineral ~~and waste~~ development on the site would need to comply with the exceptions set out in Policy 9 of the West Berkshire Minerals and Waste Local Plan 2022 - 2037. Should the exceptions be deemed to apply, Policy DM43 will ensure the site continues to remain in use as a rail – road transfer facility, allowing the continued movement of freight from rail to road for other industries requiring such a facility, including for example the transfer of consumer goods. 12.102 ~~Nonetheless~~, The movement of freight by rail is vital to the local economy and plays a significant role in reducing congestion and carbon emissions. Many industries rely on rail freight for the movement of goods, and with the drive to reduce carbon emissions globally it is expected that demand for rail freight will continue to grow. ~~transport of consumer goods by rail continues to be important for the local economy and~~ Theale is the only location which offers rail - road transfer facilities in the area and which may have the potential to support rail freight growth. ~~t~~The site should be protected to ensure the infrastructure exists to allow for the transfer of rail freight ~~for those industries which require a rail-road~~

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			~~transfer facility and access~~ to the highway network. 12.103 The extent of the rail-road transfer site is defined on the Policies Map.'
MM105	235	Policy DM44	*Amend second paragraph of the policy under **Parking** sub-heading as follows:* 'Cycle and motorcycle parking should ~~be provided in accordance with~~ have regard to the Council's 'Cycling and Motorcycling Advice and Standards for New Development'. This sets out design standards and expected levels of provision for different types of development.' *Amend first paragraph under **Residential Parking for New Development** sub-heading as follows:* 'The layout and design of parking spaces should ~~follow~~ take account of the parking design guidance included within the Council's 'Highway Design Guidance for Residential Development' in order that good quality homes and neighbourhoods are created.'
MM106	238	Policy DM45	*Amend last paragraph of the policy as follows:* 'Where developments are required to develop travel planning measures, it is expected that necessary targets will be set to restrict single occupancy vehicle journeys and to increase sustainable travel, and undertake ~~regular~~ monitoring and reporting in line with the requirements of the Local Planning Authority.'
MM107	238	Supporting text to policy DM45	*Amend supporting text to include a new paragraph after 12.112 as follows:* 'Commonly Travel Plans should be monitored for a period of five years, which should allow for travel patterns to become established. However, for large multi-occupancy developments which may be built over an extended period, the monitoring period may cover a period encompassing the construction and final occupation of the development and include a period of up to five years beyond final occupation. In

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Main Modification
			these incidences, the monitoring period will be agreed between the Council and the developer.'
MM108	251-253	Appendix 3	*Amend text in Appendix 3 as follows:* 3.1 The maps set out below provide the mapping information, as at ~~March 2020~~ January 2023, in relation to the DEPZs, OCZs (5km) and the 12km planning consultation zones for each AWE site as per the ONR consultation criteria. 3.2 The extent of the DEPZs shown in Appendix 3 and the Policies Map could change before the Plan is updated or superseded and policy SP4 will be applied to the latest version of the DEPZ.
MM109	258 - 260	Appendix 6	*Delete Appendix 6 How policies are applied in a neighbourhood planning context*
MM110	261 - 268	Appendix 7	*Delete the text under the table in appendix 7 as follows:* ~~The following site allocation policies from both the West Berkshire Core Strategy 2006-2026 and the Housing Site Allocations DPD 2006-2026 have not been carried forward as part of the LPR as they have either been built out or are nearing completion.~~ • ~~CS2 Newbury Racecourse strategic site allocation~~ • ~~HSA7 St Gabriels Farm, The Ridge, Cold Ash~~ • ~~HSA8 Land to the east of Sulham Hill, Tilehurst~~ • ~~HSA10 Stonehams Farm, Tilehurst~~ • ~~HSA12 Bath Road, Calcot~~ • ~~HSA17 Land to the north of the A4, Woolhampton~~ • ~~HSA18 Salisbury Road, Hungerford~~ • ~~HSA21 Land north of Pangbourne Hill, Pangbourne~~ • ~~HSA22 Stretton Close, Bradfield Southend~~ • ~~HSA26 Land east of Laylands Green, Kintbury~~

<table>
<tr><th>Ref</th><th>Page of submitted LPR</th><th>Policy/ Paragraph of submitted LPR</th><th>Main Modification</th></tr>
<tr><td></td><td></td><td></td><td>~~The following site allocation policies from the Housing Site Allocations DPD 2006-2026 have not been carried forward as part of the LPR because they are not considered deliverable at this time:~~

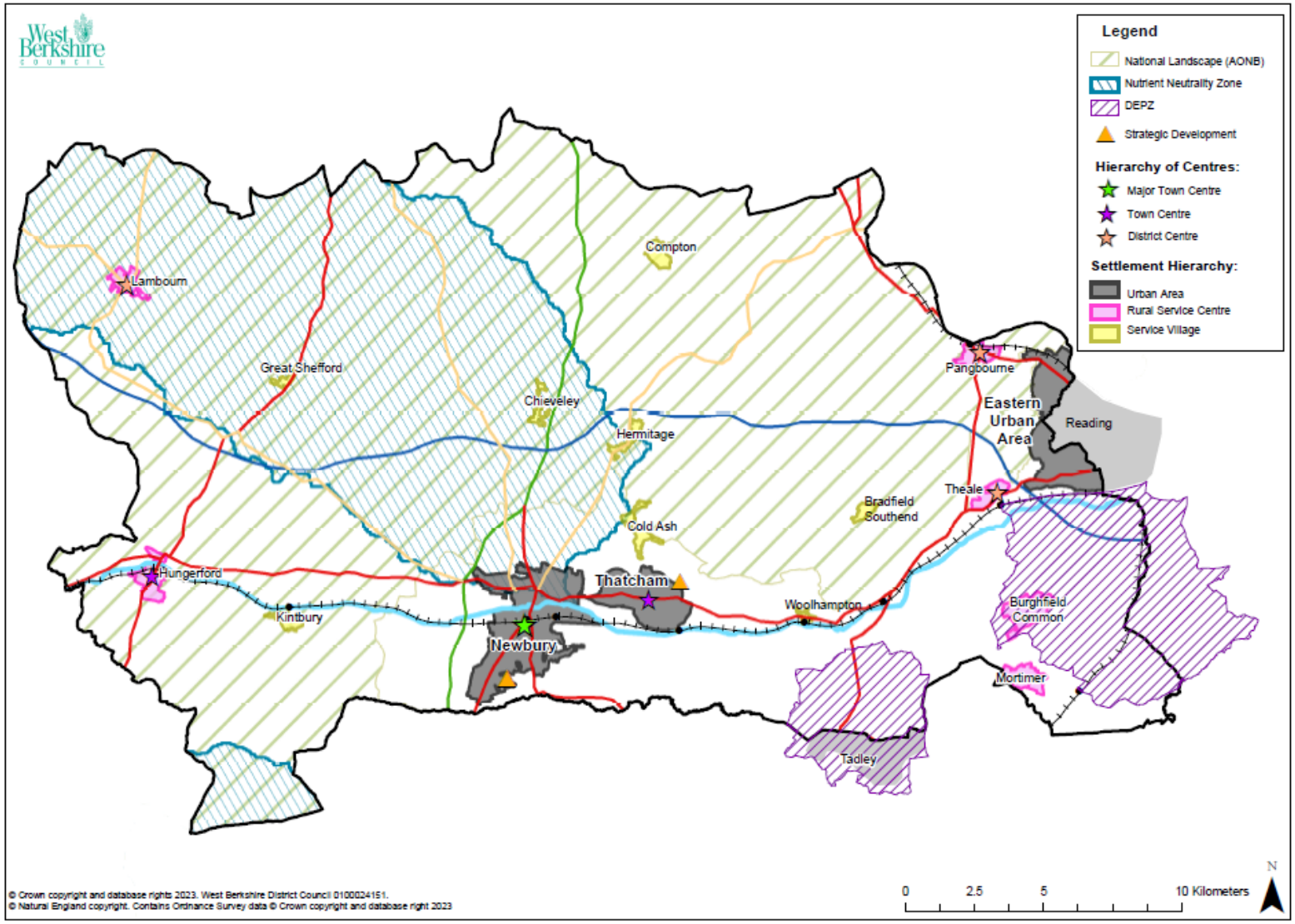
• ~~HSA6 Poplar Farm, Cold Ash~~
• ~~HSA16 The Hollies, Burghfield Common~~

Insert list of policies into the 'superseded Housing Site Allocations DPD 2006-2026 policy' column adjacent to Policy SP12 as follows:

<table>
<tr><th>Local Plan Review Policy</th><th>Superseded West Berkshire District Local Plan 1991-2006 Policy</th><th>Superseded West Berkshire Core Strategy 2006-2025 Policy</th><th>Superseded Housing Site Allocations DPD 2006-2026 Policy</th></tr>
<tr><td>SP12 Approach to Housing Delivery</td><td>-</td><td>CS1 Delivering new homes and retaining the housing stock</td><td><u>CS2 Newbury Racecourse strategic site allocation</u>
<u>HSA6 Poplar Farm, Cold Ash</u>
<u>HSA7 St Gabriels Farm, The Ridge, Cold Ash</u>
<u>HSA8 Land to the east of Sulham Hill, Tilehurst</u>
<u>HSA10 Stonehams Farm, Tilehurst</u>
<u>HSA12 Bath Road, Calcot</u>
<u>HSA16 The Hollies, Burghfield Common</u>
<u>HSA17 Land to the north of the A4, Woolhampton</u>
<u>HSA18 Salisbury Road, Hungerford</u>
<u>HSA21 Land north of Pangbourne Hill, Pangbourne</u>
<u>HSA22 Stretton Close, Bradfield Southend</u>
<u>HSA26 Land east of Laylands Green, Kintbury</u></td></tr>
</table>
</td></tr>
<tr><td>MM111</td><td>269</td><td>Appendix 8</td><td>Amend the housing trajectory as set out in Annex N</td></tr>
</table>

Annex A

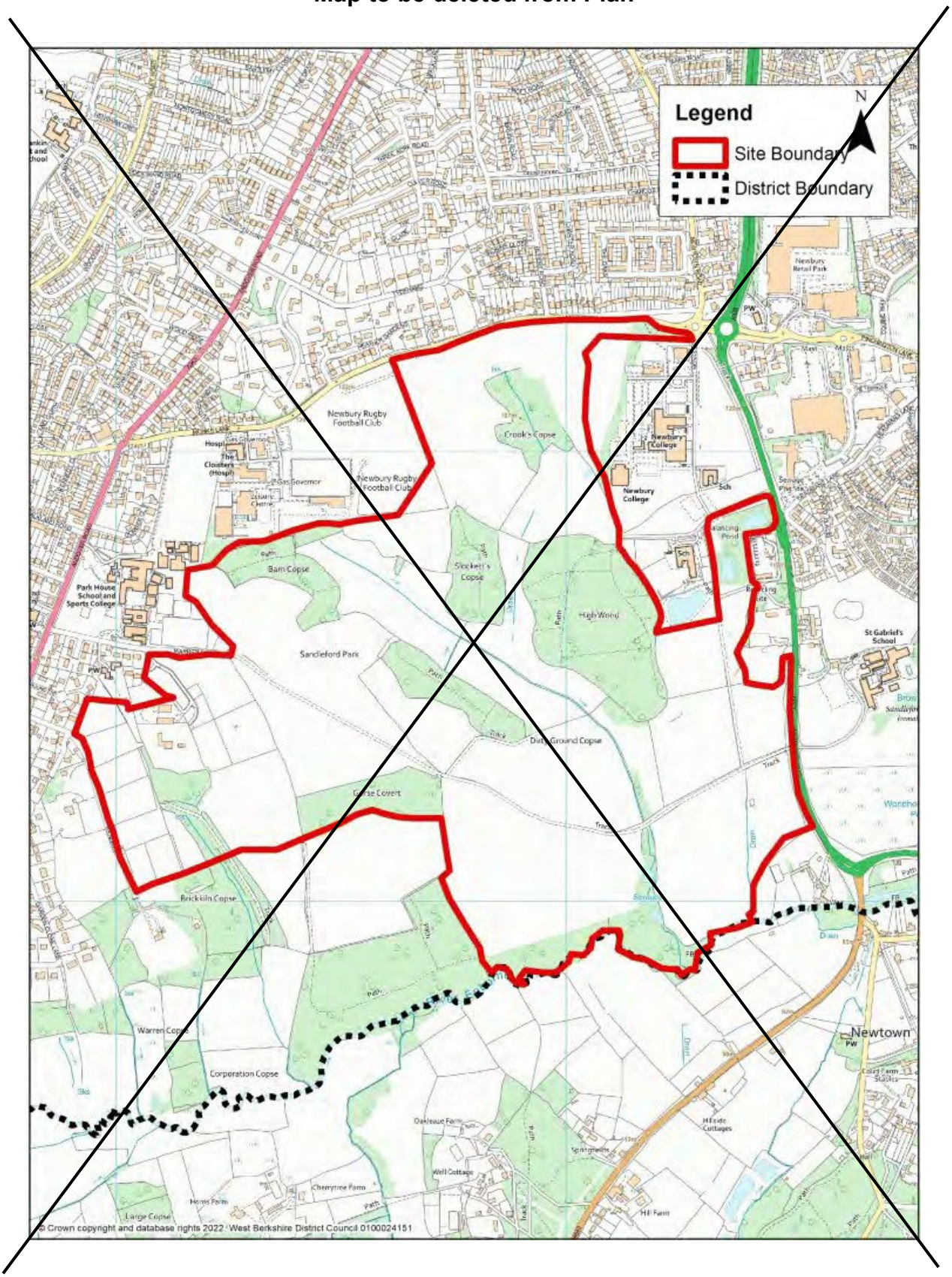
Key Diagram



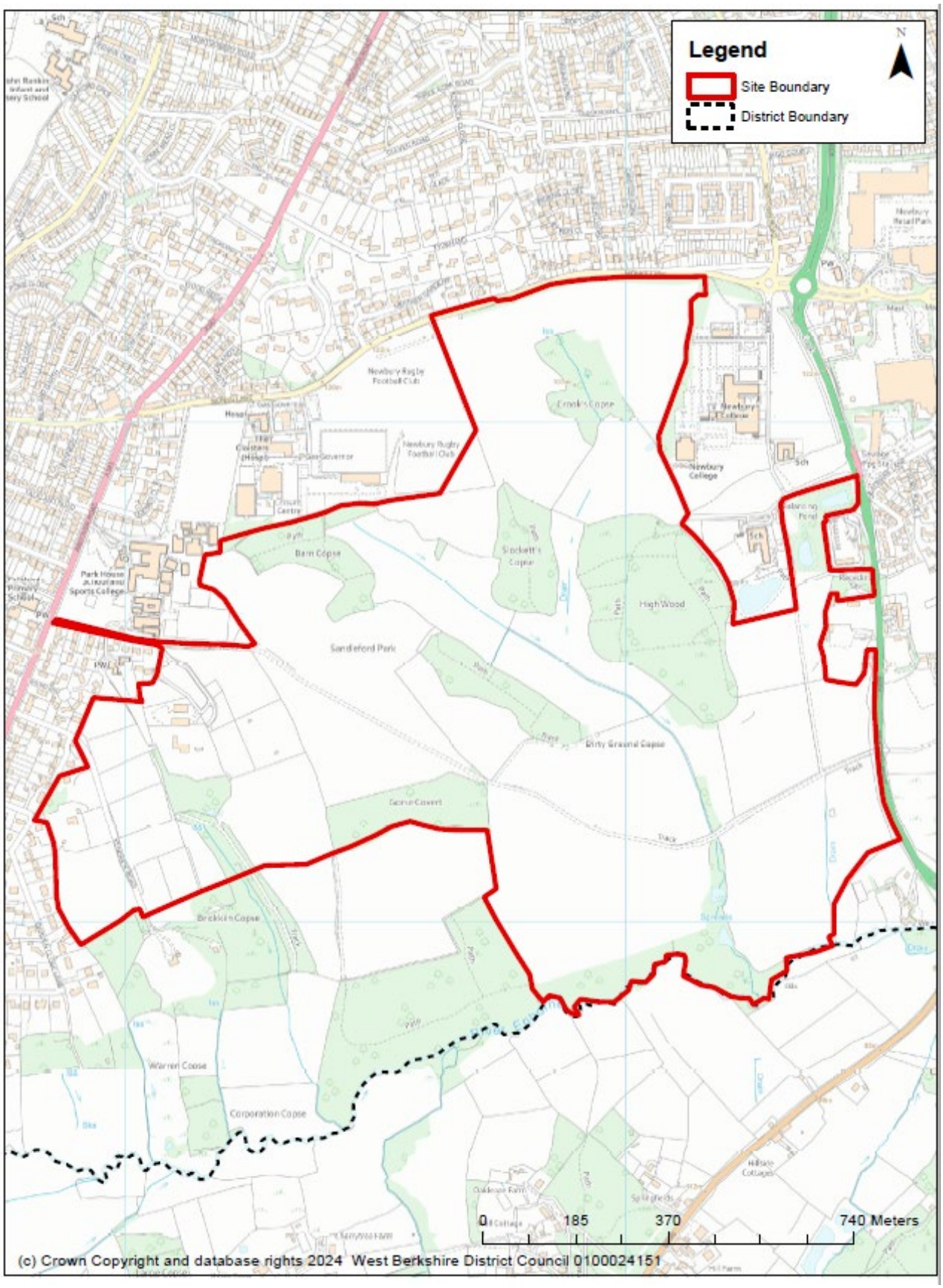
Annex B

Sandleford Park

Map to be deleted from Plan



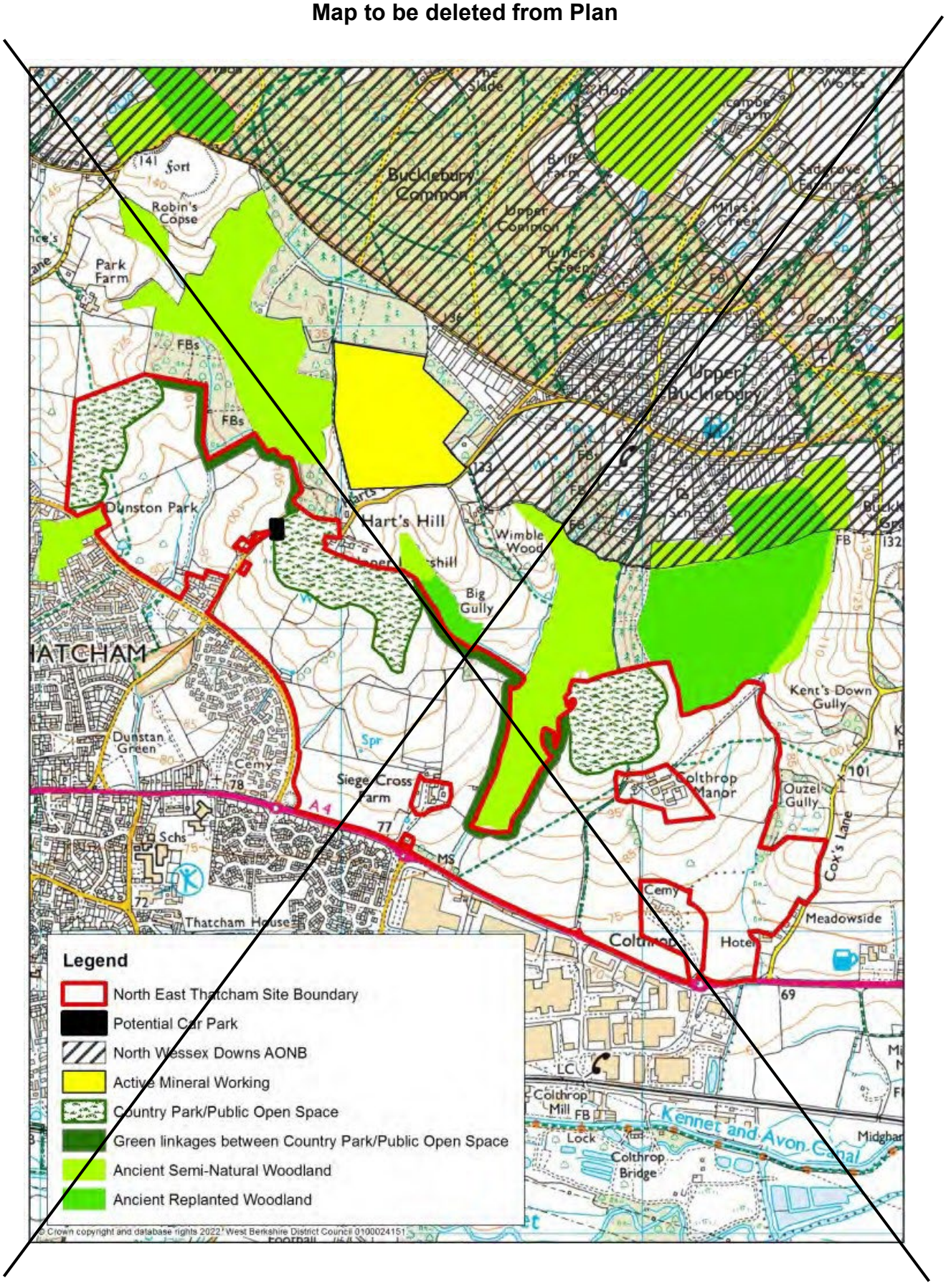
Map to be inserted in Plan



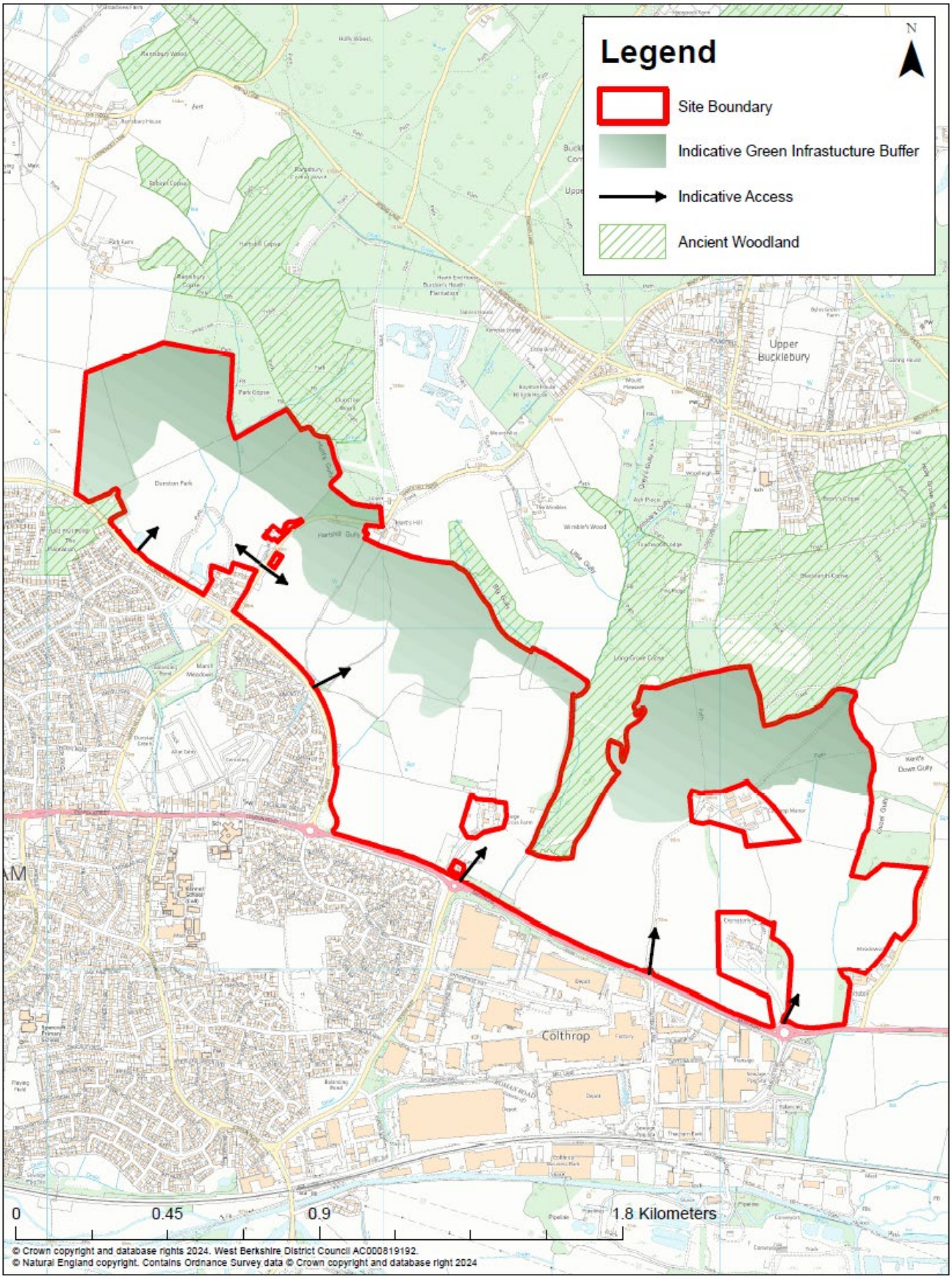
Annex C

North East Thatcham

Map to be deleted from Plan

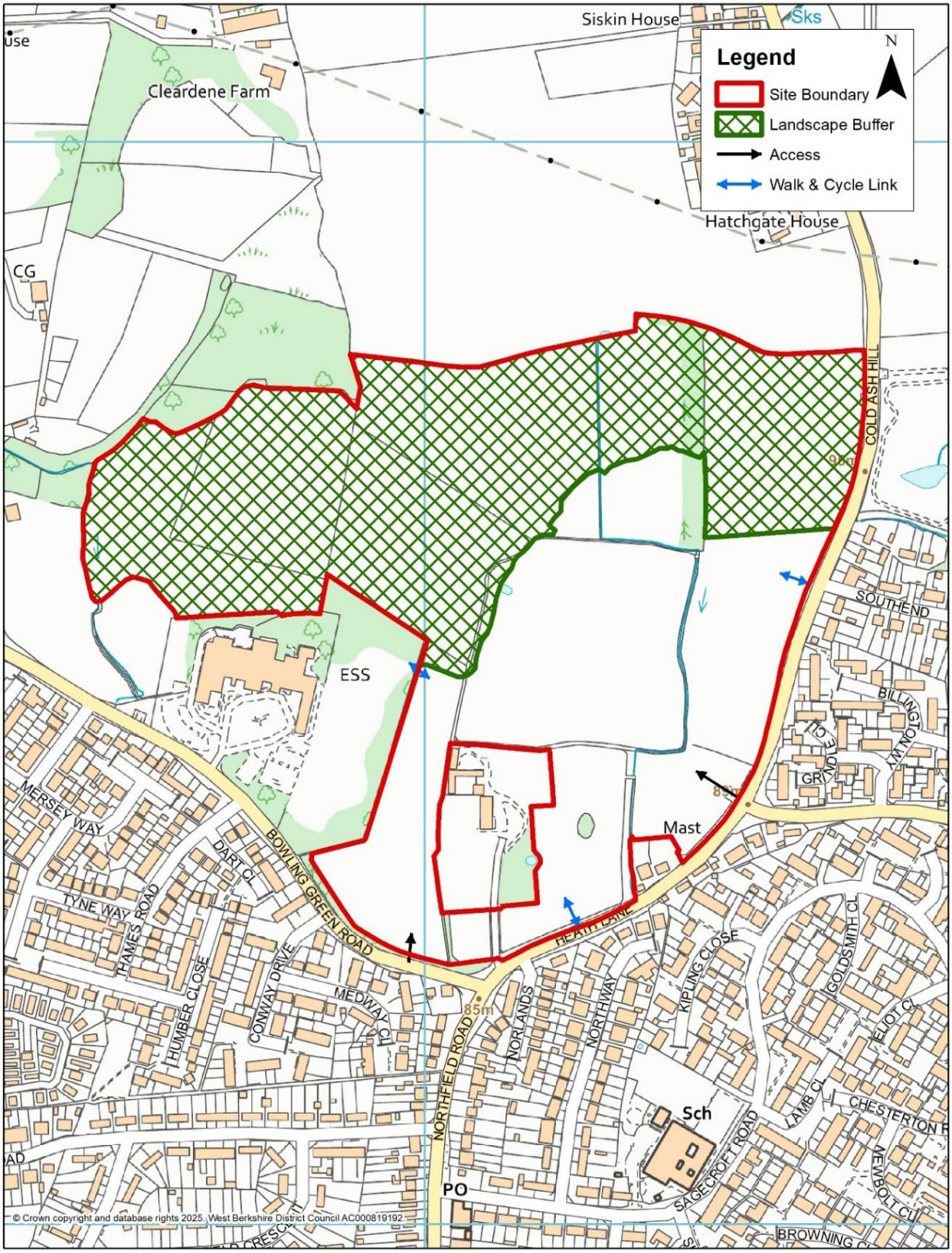


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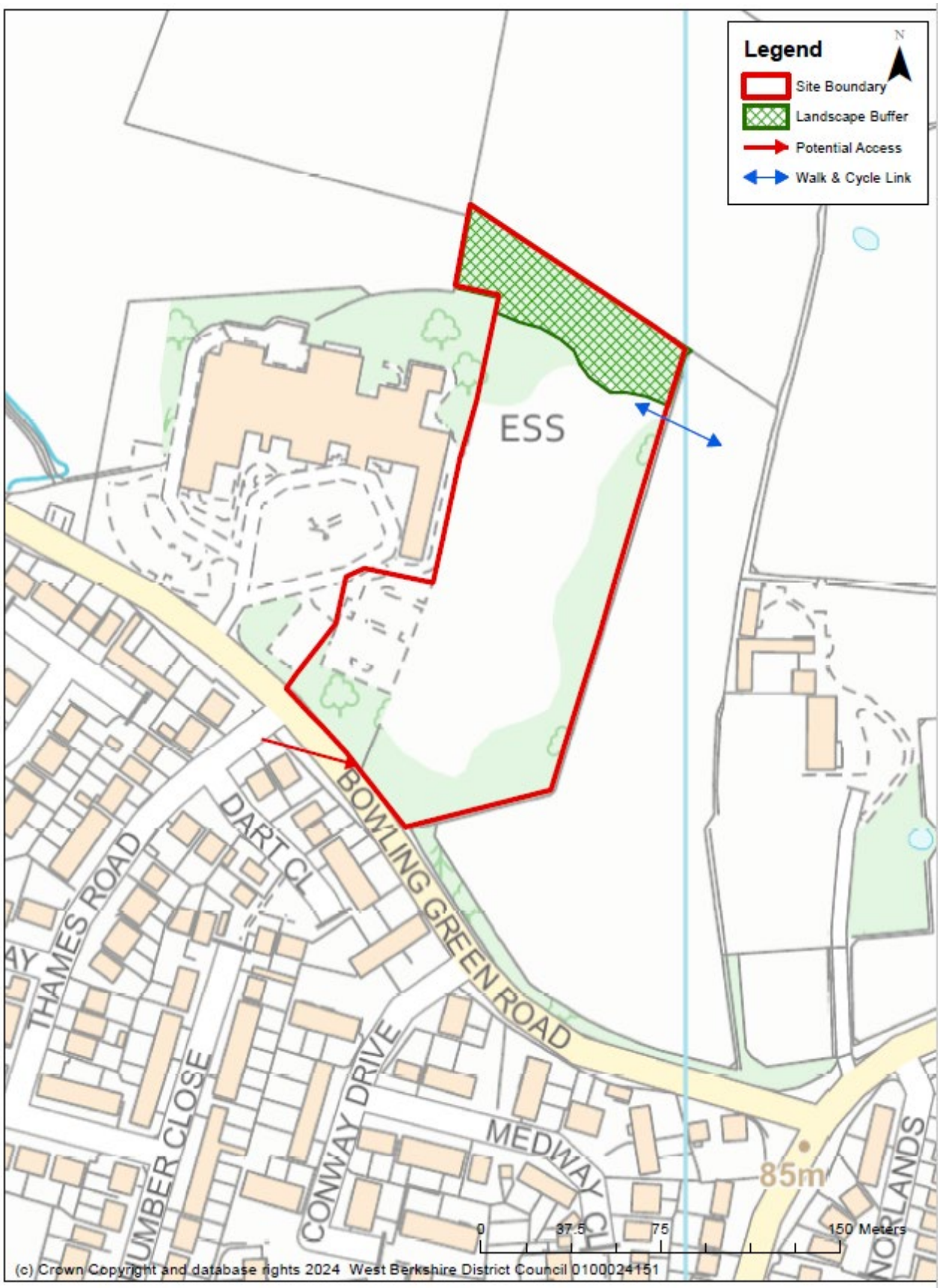
Annex D

Land at Henwick Park, Bowling Green Road, Thatcham



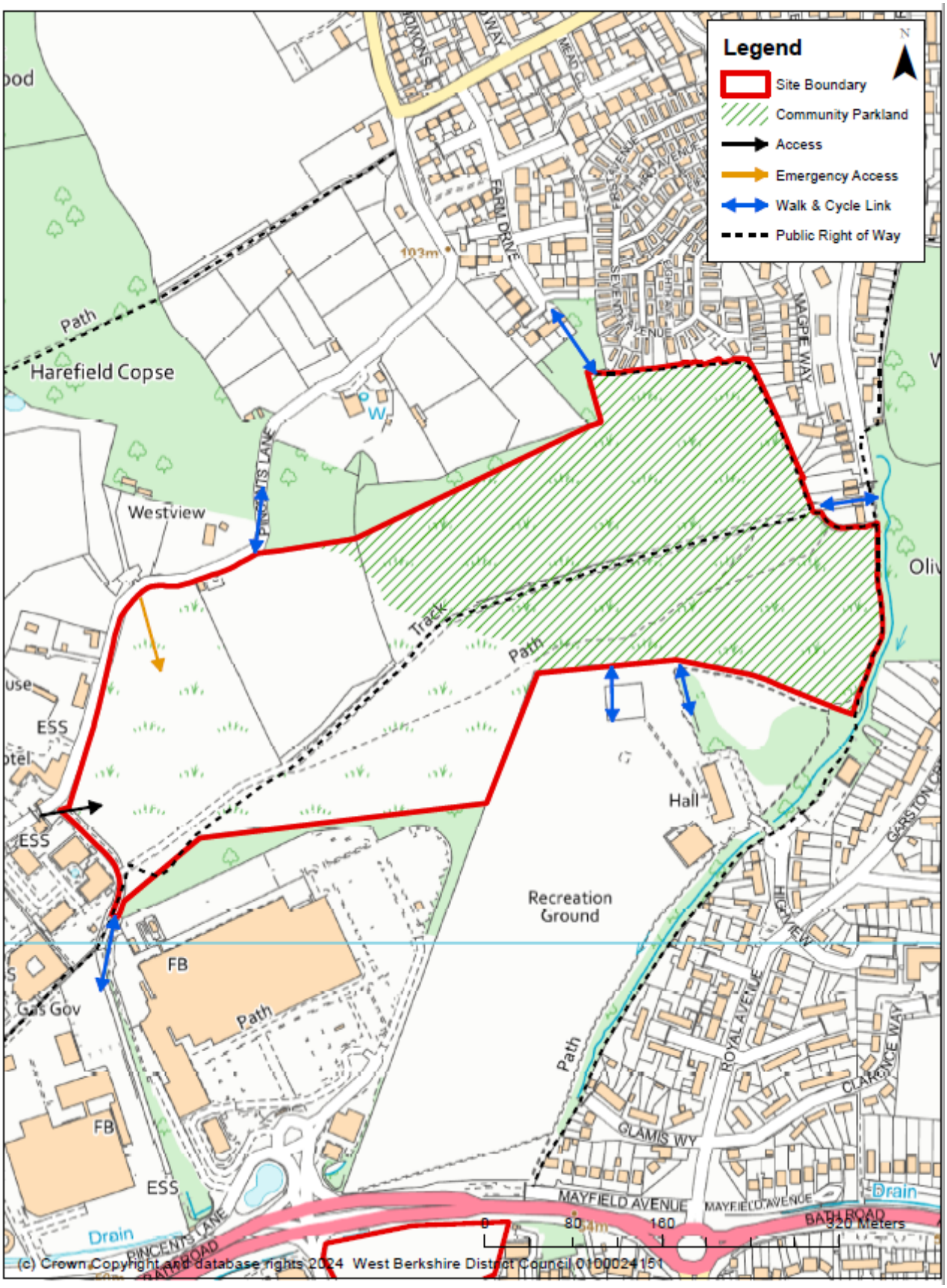
Annex E

Land East of Regency Park Hotel, Bowling Green Road, Thatcham



Annex F

Land at Pincents Lane, Tilehurst



Annex G

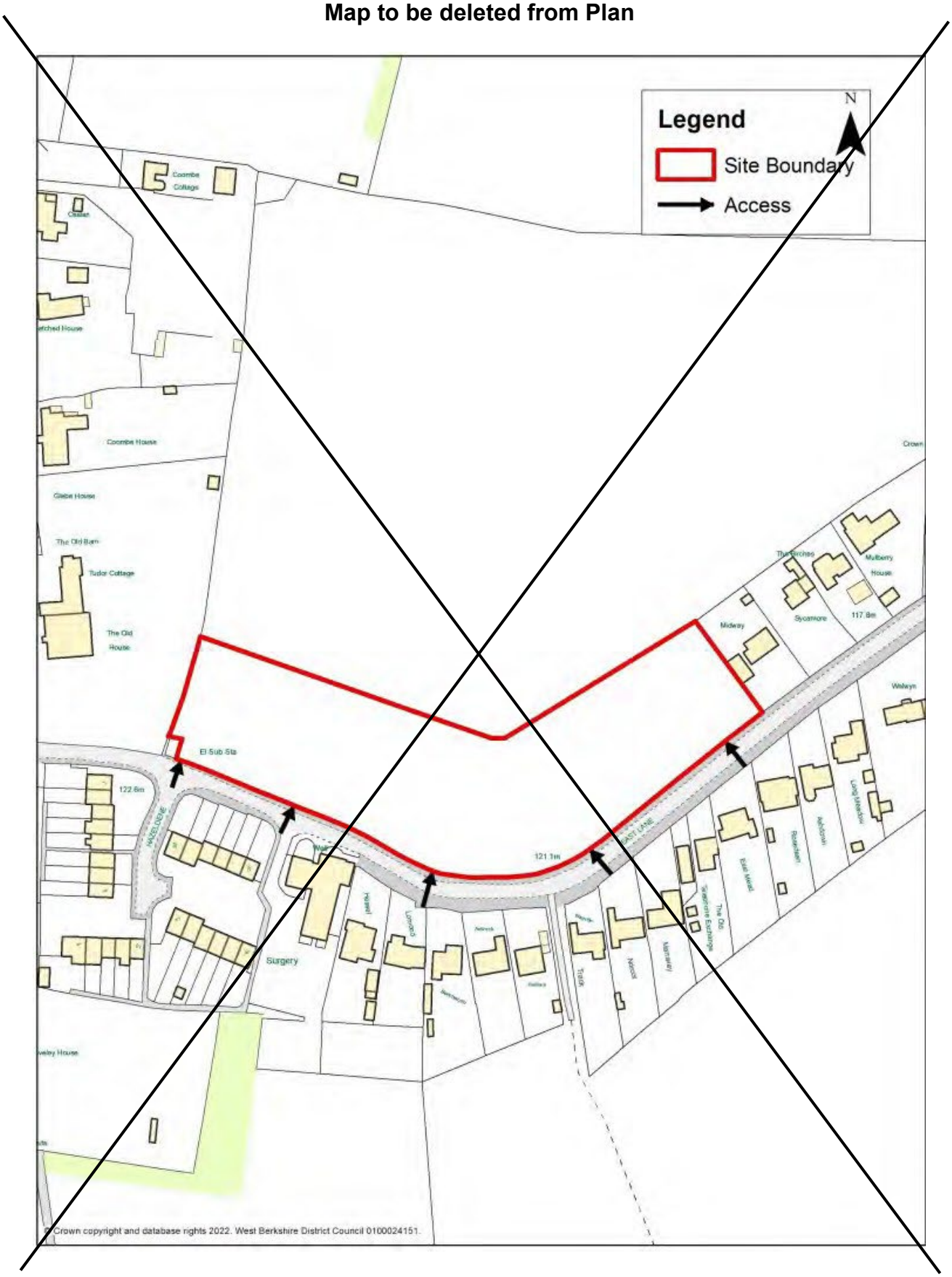
Land north of Pangbourne Hill, Pangbourne



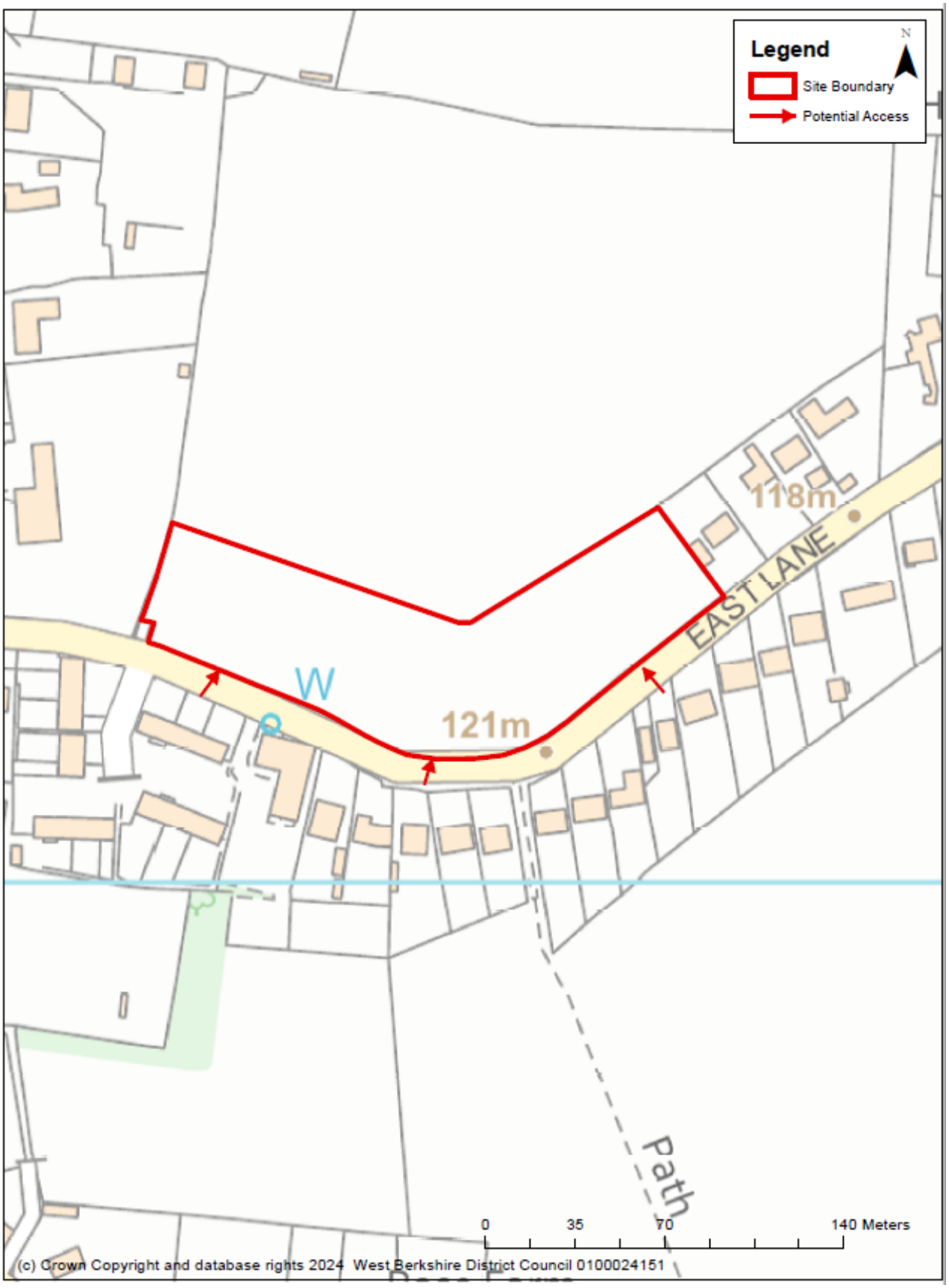
Annex H

Land at Chieveley Glebe, Chieveley

Map to be deleted from Plan



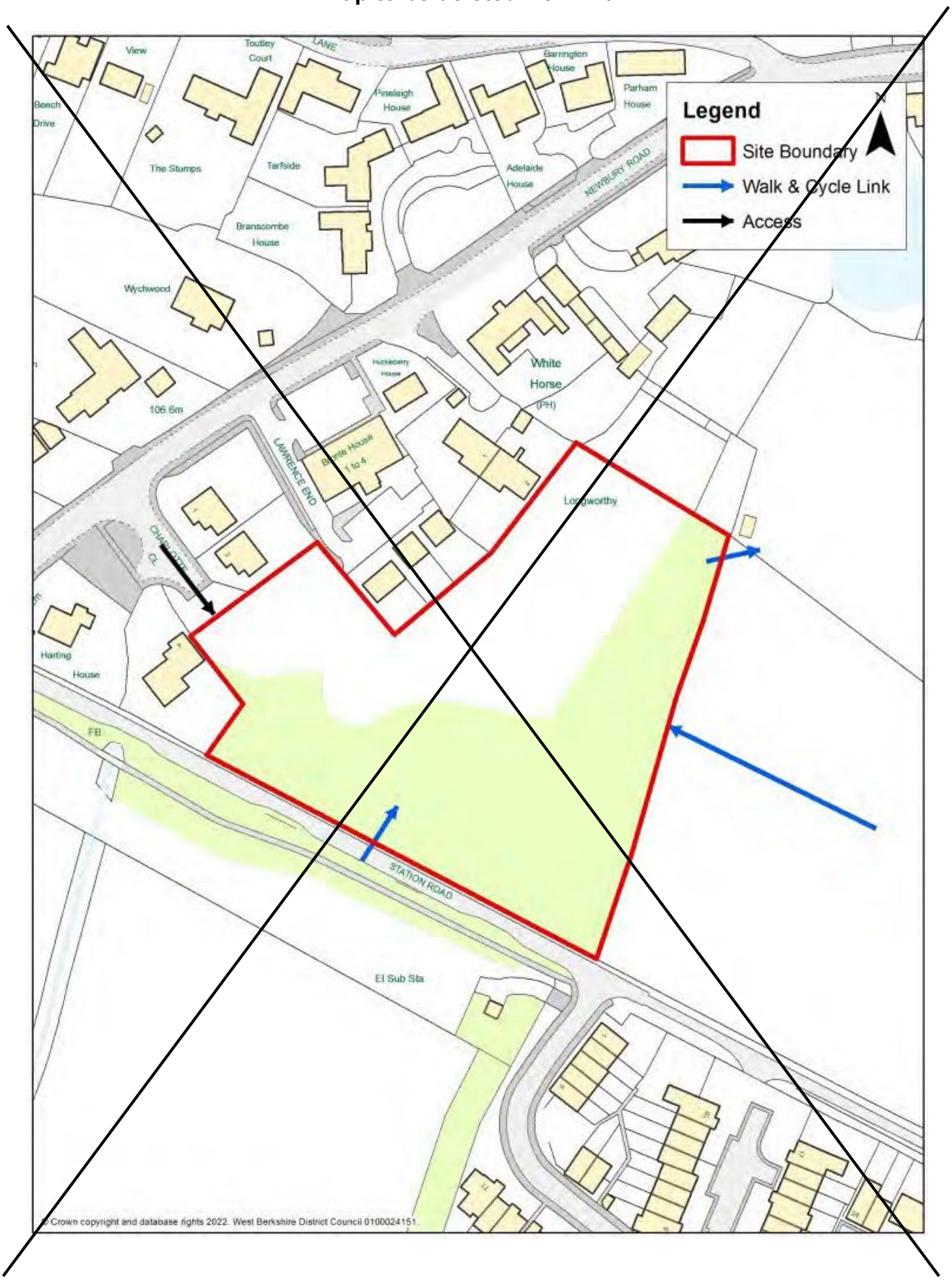
Map to be inserted in Plan



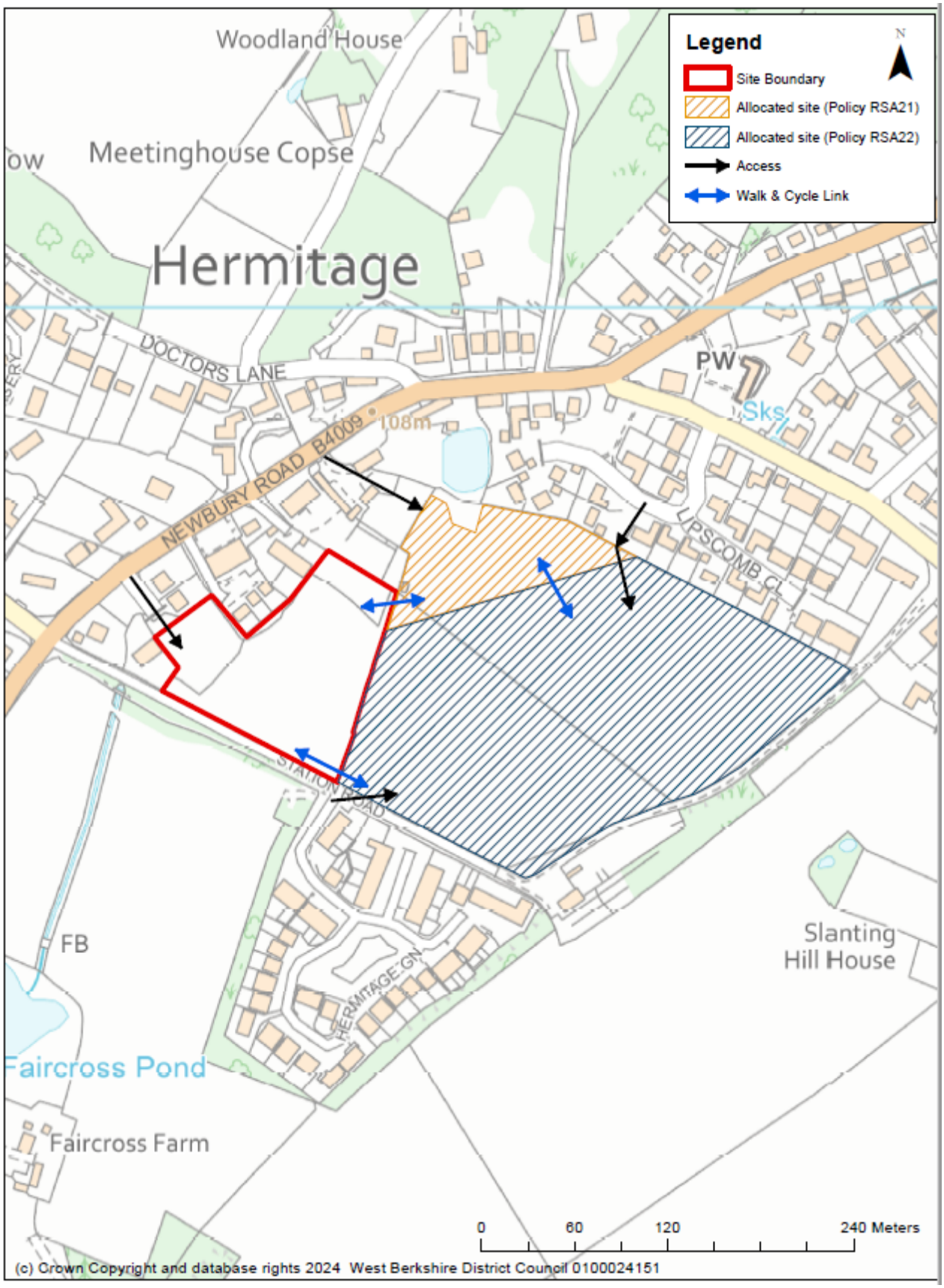
Annex I

Land off Charlotte Close, Hermitage

Map to be deleted from Plan



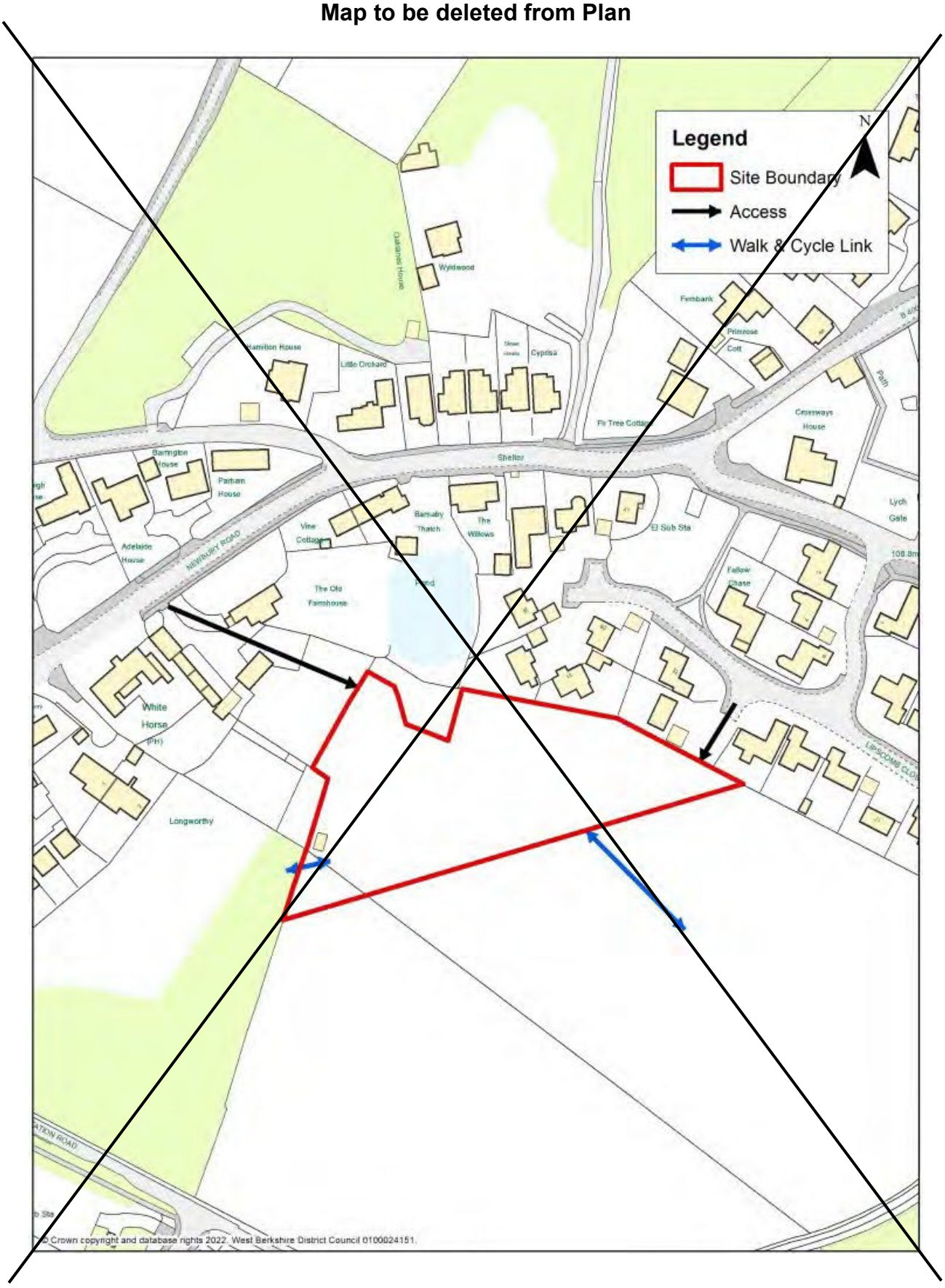
Map to be inserted in Plan



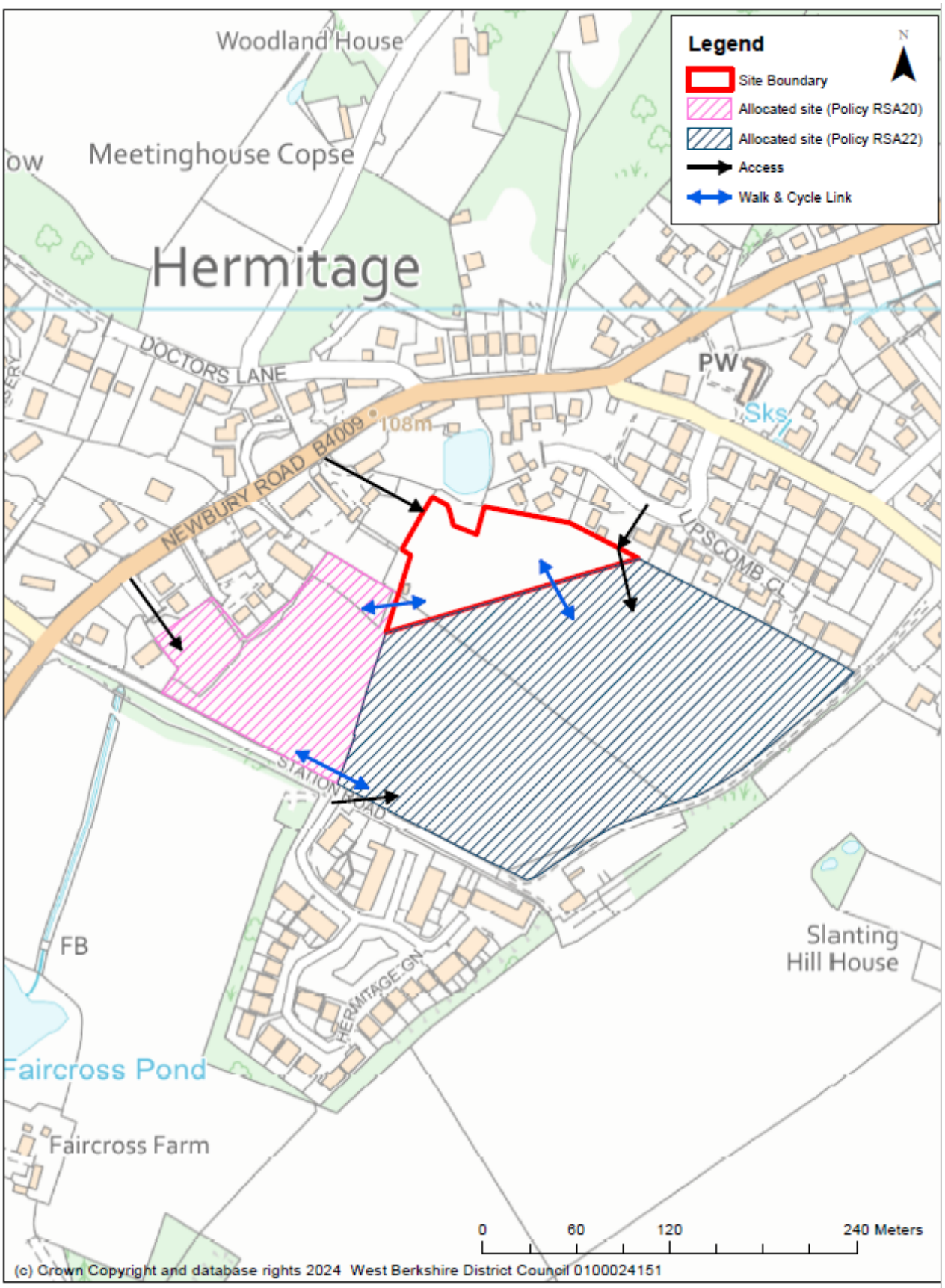
Annex J

Land to the south of the Old Farmhouse, Hermitage

Map to be deleted from Plan



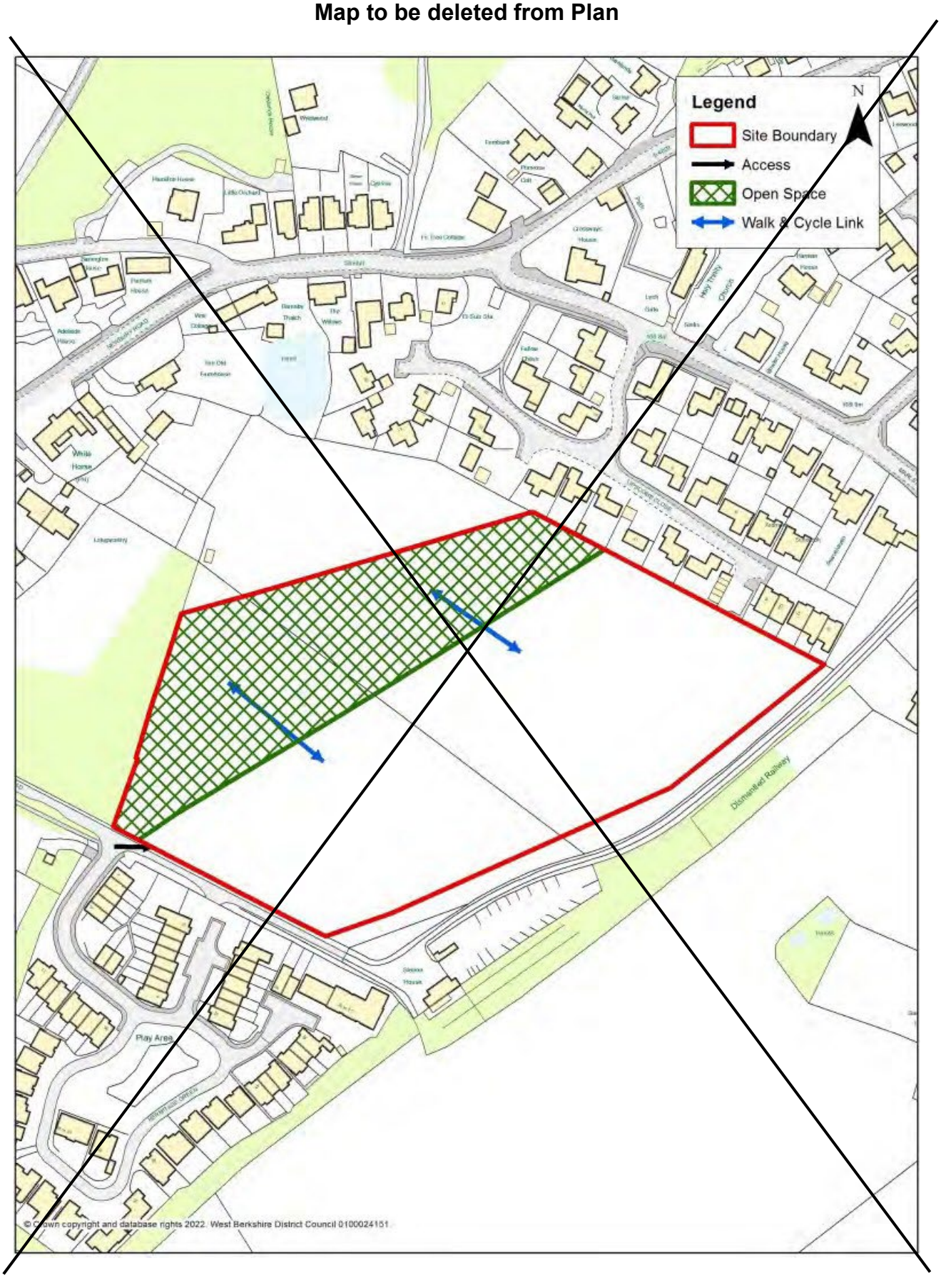
Map to be inserted in Plan



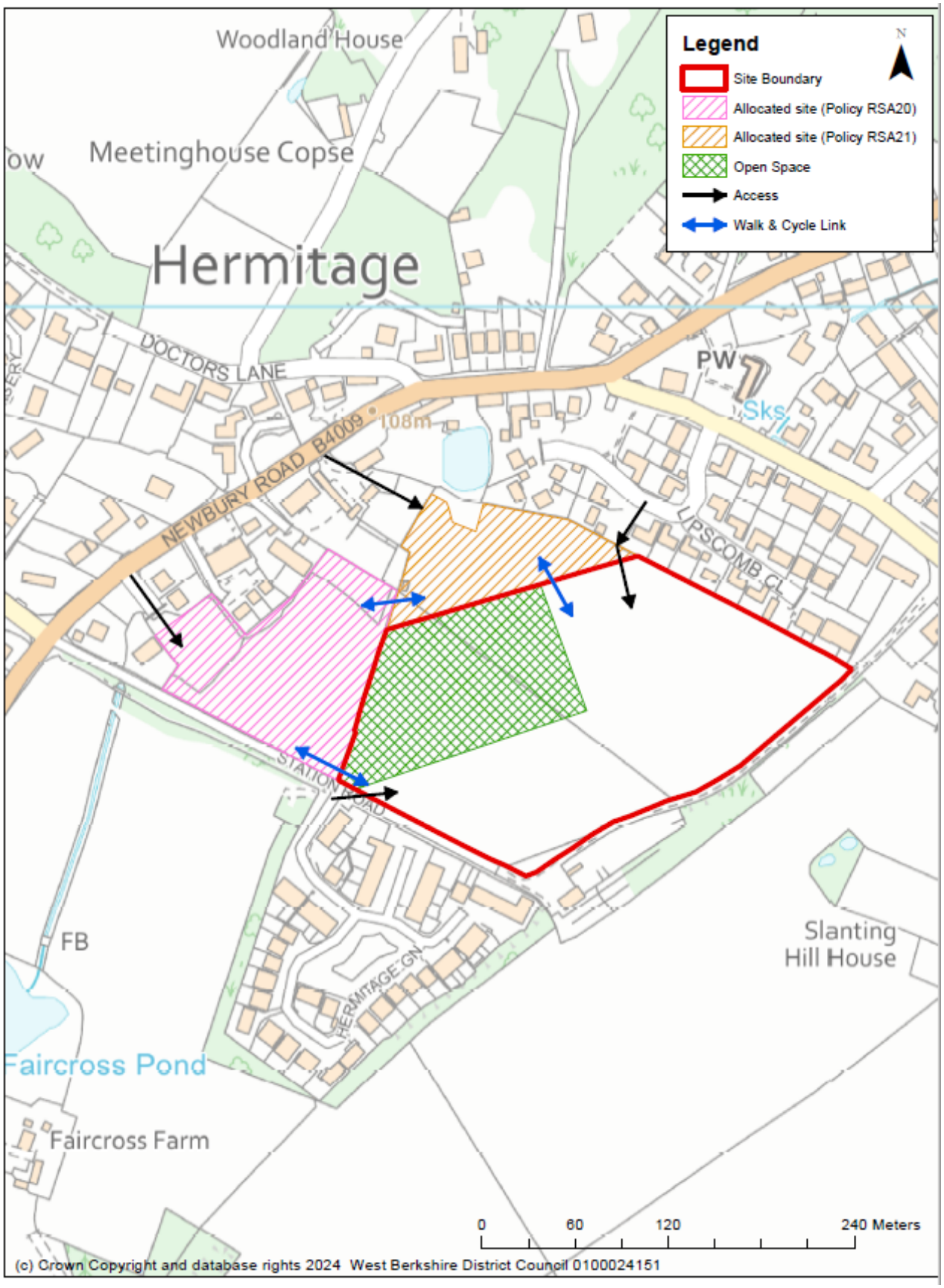
Annex K

Land adjacent Station Road, Hermitage

Map to be deleted from Plan



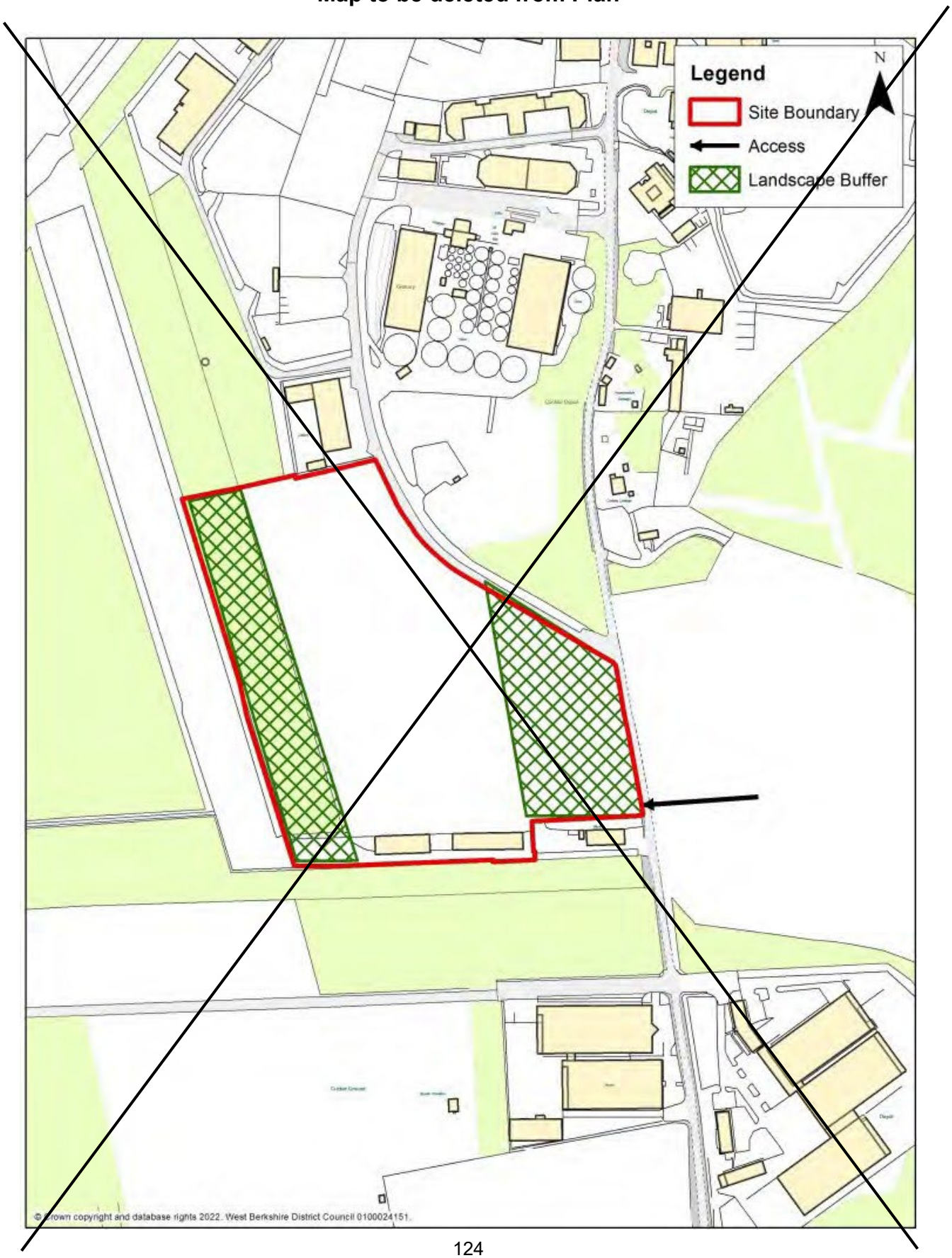
Map to be inserted in Plan



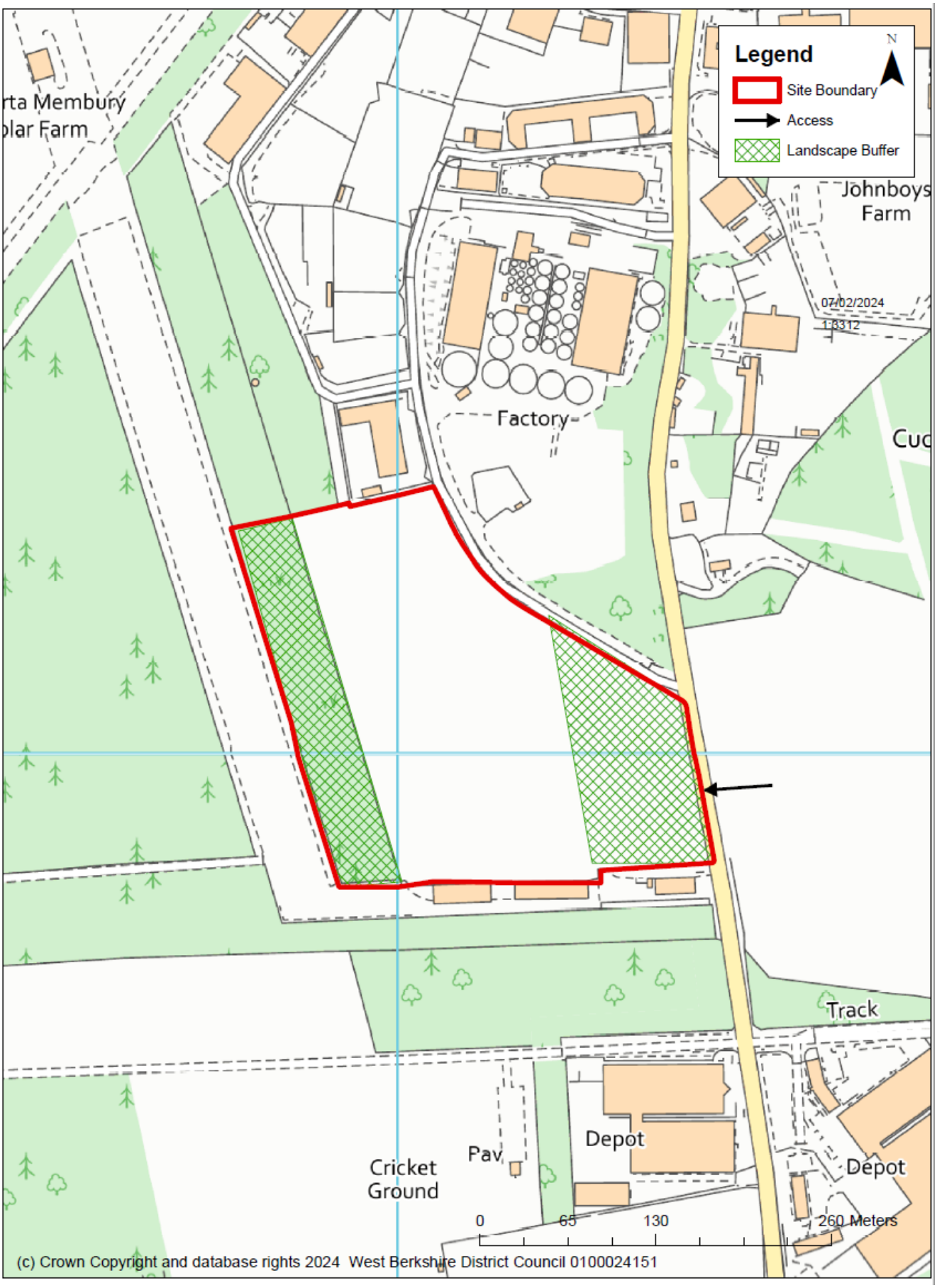
Annex L

Land west of Ramsbury Road, Membury Industrial Estate, Lambourn Woodlands

Map to be deleted from Plan

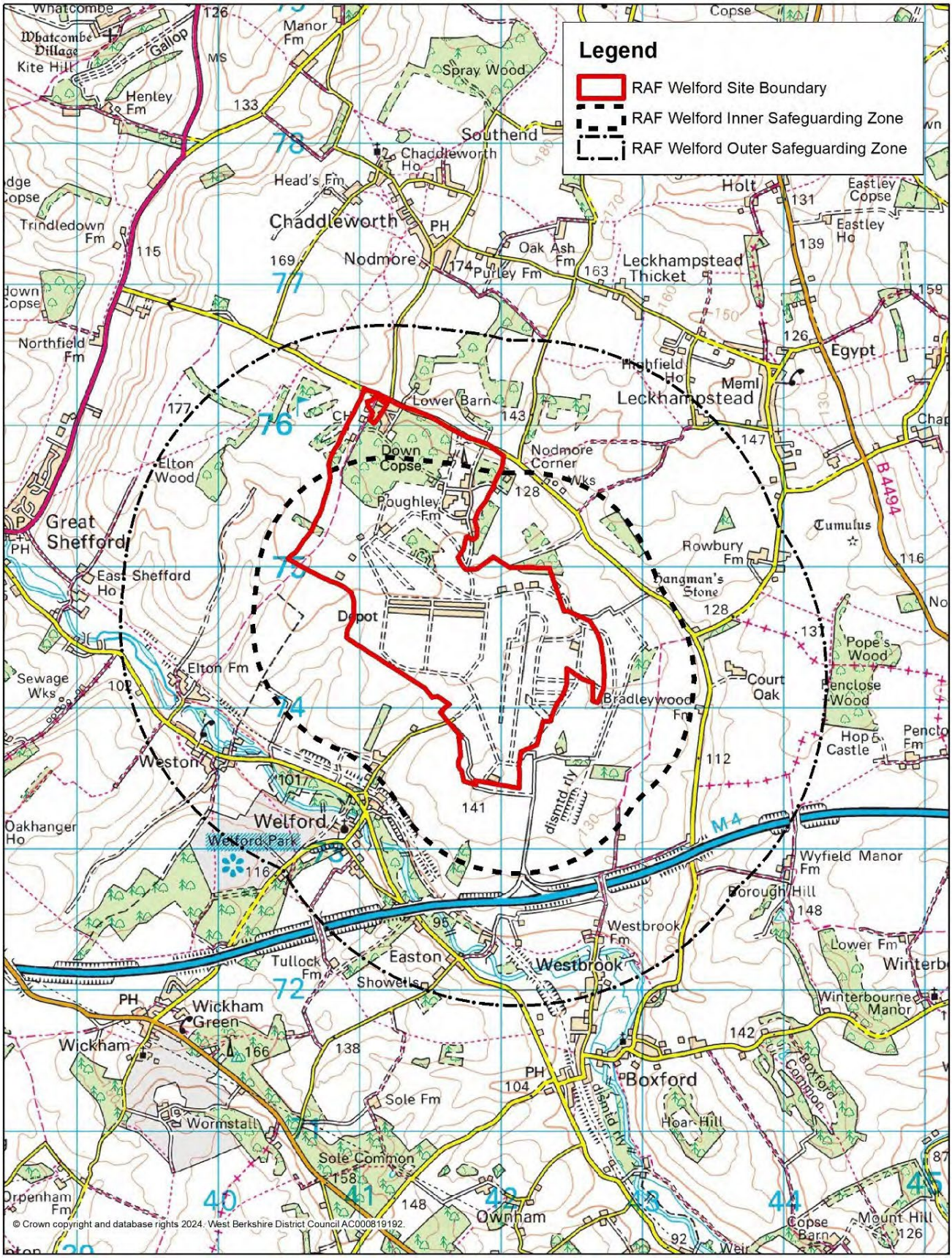


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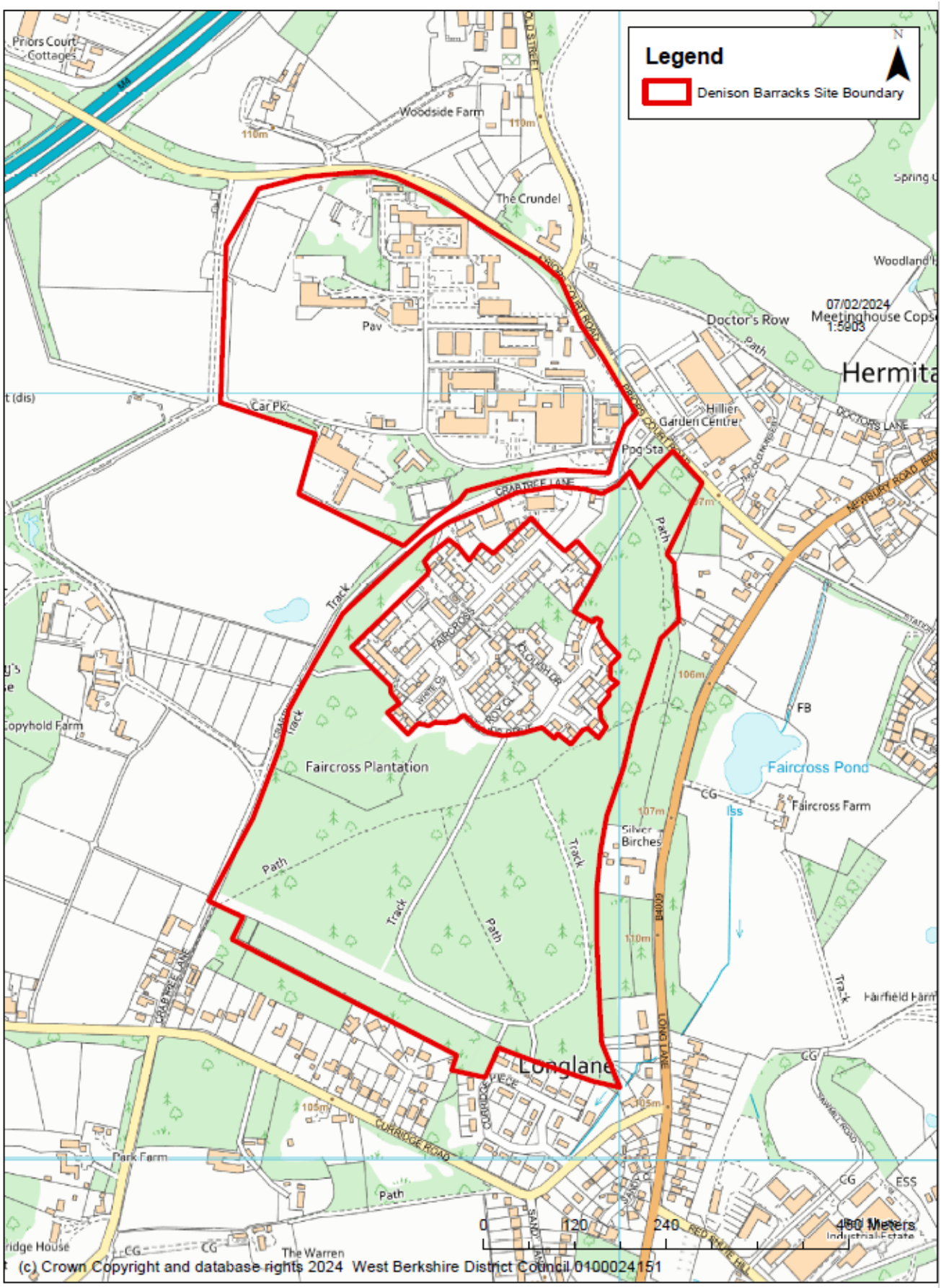


Annex M

RAF Welford



Denison Barracks



Appendix 8: Housing Trajectory

Graph to be deleted

~~**Housing Trajectory 2022/23 - 2038/39**~~

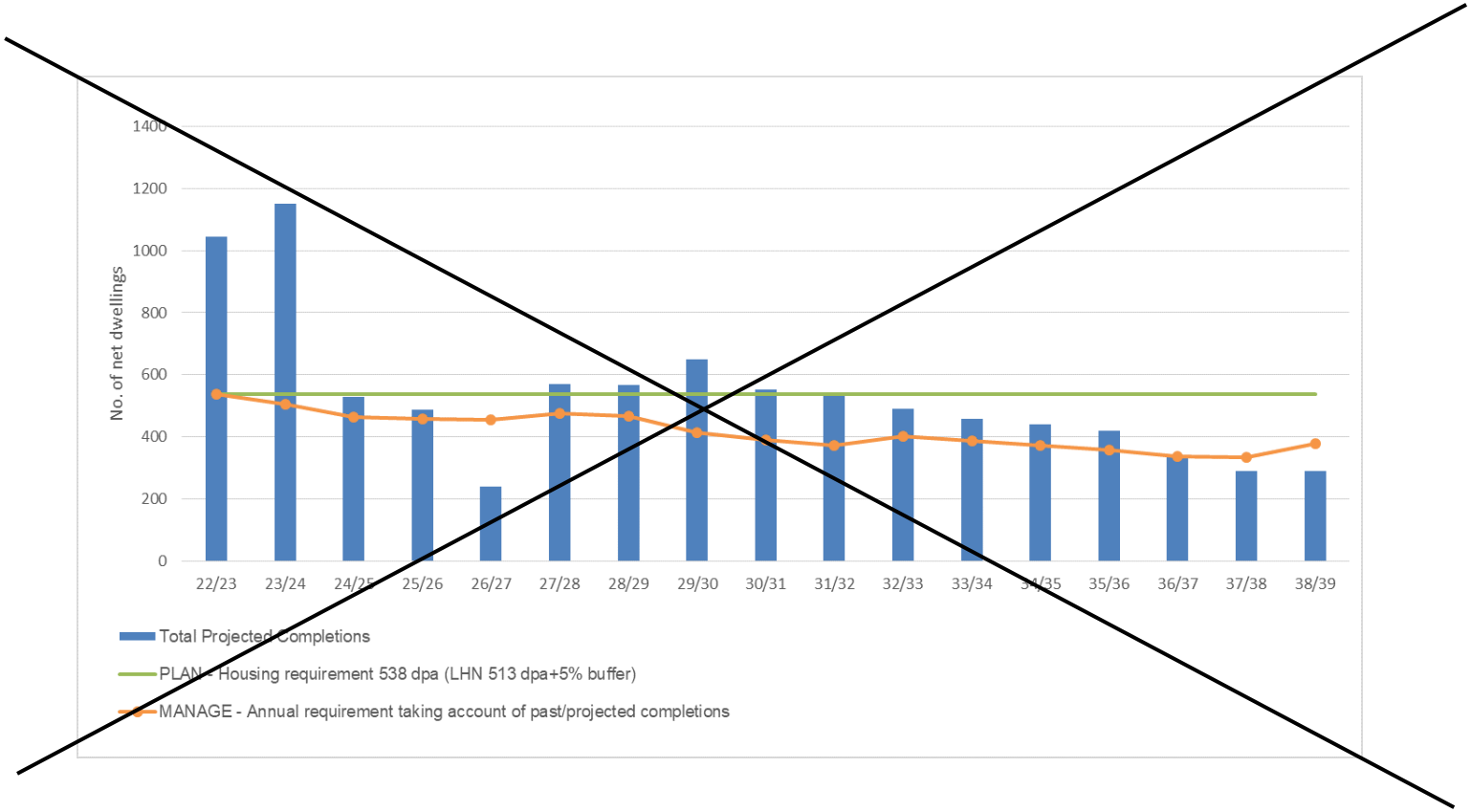


Chart and graph to be inserted into Plan

Housing Trajectory 2023/24-2040/41

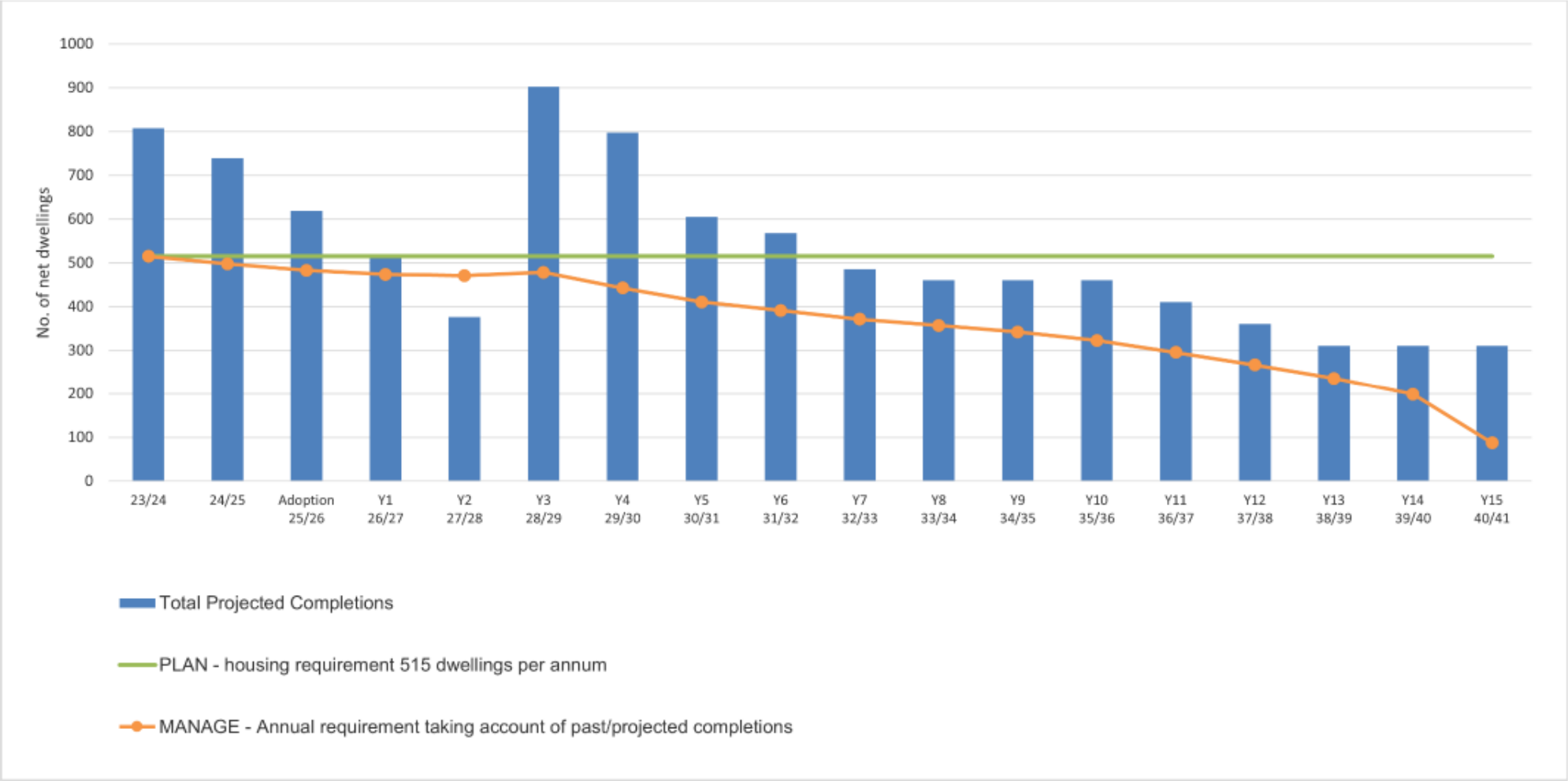
(for reference)

	Planning status at 31 March 2023	Submission 22/23	23/24	24/25	Adoption 25/26	Five Year Period Post Adoption: Y1 26/27	Y2 27/28	Y3 28/29	Y4 29/30	Y5 30/31	Y6 31/32	Y7 32/33	Y8 33/34	Y9 34/35	Y10 35/36	Y11 36/37	Y12 37/38	Y13 38/39	Y14 39/40	Y15 40/41	TOTAL
Local Plan allocations not being retained (due to site being at an advanced stage of construction)																					
Core Strategy allocated site - Newbury Racecourse	Under construction	67	51	15	39	55	46	54	40	50	48	0	0	0	0	0	0	0	0	0	398
HSADPD 4B - Land west of New Road, North of Pyle Hill, Greenham	Completed	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HSADPD 7 - St Gabriel's Farm, The Ridge, Cold Ash	Under construction	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
HSADPD 10 - Stonehams Farm, Tilehurst	Under construction	35	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
HSADPD 12 - Land adjacent to Junction 12 of M4, Bath Road Calcot	Under construction	68	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29
HSADPD 17 - Land to the north of A4, Woolhampton	Completed	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HSADPD 18 - Salisbury Road, Hungerford	Completed	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HSADPD 22 - Land off Stretton Close, Bradfield Southend	Under construction	7	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Subtotal: Local Plan allocations not being retained		***270***	***104***	***15***	***39***	***55***	***46***	***54***	***40***	***50***	***48***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***451***
Existing planning commitments on unallocated sites																					
Beansheaf Farm, Bourne Close, Holybrook	Under construction	22	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Sterling Industrial Estate, Newbury	Under construction	0	119	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	167
Land to rear of 1-15 The Broadway (Bayer site), Newbury	Full permission	0	0	0	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72
Market Street redevelopment, Newbury	Under construction	2	198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	198
1 West Street, Newbury	Permission lapsed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land off Faraday and Kelvin Road, Newbury	Full permission	0	0	0	0	0	0	80	80	0	0	0	0	0	0	0	0	0	0	0	160
Westminster House, Bath Road, Padworth	Full permission	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
Comfort Inn And Land To The South West , Bath Road, Padworth	Full permission	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
Land adjacent to Hilltop, Donnington: West	Under construction	73	40	35	35	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135
Land adjacent to Hilltop, Donnington: East	Under construction	70	40	35	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96
Crookham House , Crookham Common, Thatcham	Completed	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakeside, Theale	Full permission	0	0	30	60	60	60	60	29	0	0	0	0	0	0	0	0	0	0	0	299
19 and 19A High Street, Theale	Full permission	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
Permitted non-allocated sites of 10+ dwellings at 31 March 2023		**169**	**413**	**163**	**178**	**121**	**60**	**140**	**109**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1184**
Emerald House, Newbury Business Park	Completed	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bayer House, Strawberry Hill	Under construction	0	50	141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	191
Bloor Homes, Southern River View House, Newbury Business Park	Alternative scheme	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
James Butcher House, 39 High Street	Completed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sites identified through prior approval of 10+ dwellings at 31 March 2023		**109**	**50**	**141**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**191**
Permitted non-allocated small sites at 31 March 2023		**50**	**153**	**129**	**32**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**314**
Small sites identified through prior approval at 31 March 2023		**16**	**22**	**18**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**40**
Subtotal: Existing planning commitments on unallocated sites		***344***	***638***	***451***	***210***	***121***	***60***	***140***	***109***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***1729***

		(for reference)	Five Year Period Post Adoption																		
	Planning status at 31 March 2023	Submission 22/23	23/24	24/25	Adoption 25/26	Y1 26/27	Y2 27/28	Y3 28/29	Y4 29/30	Y5 30/31	Y6 31/32	Y7 32/33	Y8 33/34	Y9 34/35	Y10 35/36	Y11 36/37	Y12 37/38	Y13 38/39	Y14 39/40	Y15 40/41	TOTAL
Retained allocations in the Local Plan and Stratfield Mortimer NDP allocations																					
SP16 Sandleford Park Newbury - East	Outline permission	0	0	0	0	50	100	100	100	100	100	100	100	100	100	50	0	0	0	0	1000
SP16 Sandleford Park Newbury - West	No permission	0	0	0	0	0	0	50	50	50	50	50	50	50	50	50	50	0	0	0	500
RSA1 - Land north of Newbury College, Monks Lane, Newbury	Permission lapsed	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
RSA2 - Land at Bath Road, Speen, Newbury	Outline permission on 107 units Full permission on 11 units	0	0	10	30	30	30	18	0	0	0	0	0	0	0	0	0	0	0	0	118
RSA3 - Land at Coley Farm, Stoney Lane, Newbury	Full permission	0	0	25	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75
RSA4 - Land off Greenham Road and New Road, South East Newbury	Under construction	0	0	50	50	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	157
RSA5 - Land at Lower Way, Thatcham	Full permission	0	0	30	50	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91
RSA7 - 72 Purley Rise, Purley on Thames	Under construction	0	15	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29
RSA8 - Land adjacent to Bath Road and Dorking Way, Calcot	No permission	0	0	0	0	0	0	10	10	15	0	0	0	0	0	0	0	0	0	0	35
RSA9 - Land between A340 and The Green, Theale	Full permission	0	0	37	52	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104
RSA12 - Land adjoining Pondhouse Farm, Clayhill Road, Burghfield	Full permission	0	0	49	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100
RSA14 - Land adjoining Lynch Lane, Lambourn	No permission	0	0	0	0	0	0	20	20	20	0	0	0	0	0	0	0	0	0	0	60
RSA15 - Land at Newbury Road, Lambourn	Full permission	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
RSA18 - Pirbright Institute Site, High Street, Compton	Outline permission	0	0	0	0	0	0	50	50	50	10	0	0	0	0	0	0	0	0	0	160
RSA20 - Land off Charlotte Close, Hermitage	Full permission	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16
RSA21 - Land to the south east of the Old Farmhouse, Hermitage	Outline permission	0	0	0	0	0	0	11	10	0	0	0	0	0	0	0	0	0	0	0	21
RSA24 - 'Land Adjacent To New Stocks Farm, Paices Hill, Aldermaston	Full permission	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
SMNDP - Land to the south of St John's School, The Street, Stratfield Mortimer	Under construction	24	26	14	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58
Subtotal: Retained allocations in the Local Plan and Stratfield Mortimer NDP allocations		**24**	***41***	***237***	***276***	***196***	***130***	***290***	***240***	***235***	***160***	***150***	***150***	***150***	***150***	***100***	***50***	***0***	***0***	***0***	***2555***

		(for reference)				Five Year Period Post Adoption															
	Planning status at 31 March 2023	Submission 22/23	23/24	24/25	Adoption 25/26	Y1 26/27	Y2 27/28	Y3 28/29	Y4 29/30	Y5 30/31	Y6 31/32	Y7 32/33	Y8 33/34	Y9 34/35	Y10 35/36	Y11 36/37	Y12 37/38	Y13 38/39	Y14 39/40	Y15 40/41	TOTAL
Proposed New Allocations																					
SP17 North East Thatcham	No permission	0	0	0	0	0	0	0	0	60	170	170	170	170	170	170	170	170	170	170	1760
RSA10 - Whitehart Meadow, Theale	No permission	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	40
RSA11 - Former sewage treatment works, Theale	No permission	0	0	0	0	0	0	30	30	0	0	0	0	0	0	0	0	0	0	0	60
RSA13 - Land north of A4 Bath Road, Woolhampton	No permission	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0	0	0	16
RSA16 - Land north of South End Road, Bradfield Southend	No permission	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20
RSA17 - Land at Chieveley Glebe	No permission	0	0	0	0	0	0	5	10	0	0	0	0	0	0	0	0	0	0	0	15
RSA19 - Land west of Spring Meadows, Great Shefford	No permission	0	0	0	0	0	0	8	7	0	0	0	0	0	0	0	0	0	0	0	15
RSA22 - Land adjacent Station Road, Hermitage	No permission	0	0	0	0	0	0	15	15	12	0	0	0	0	0	0	0	0	0	0	42
RSA23 - Land adjacent The Haven, Kintbury	No permission	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20
Henwick Park, Bowling Green Road, Thatcham	No permission	0	0	0	0	0	0	50	50	50	50	25	0	0	0	0	0	0	0	0	225
Regency Park Hotel, Bowling Green Lane, Thatcham	No permission	0	0	0	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	45
Land at Pincents Lane, Tilehurst	No permission	0	0	0	0	0	0	50	50	38	0	0	0	0	0	0	0	0	0	0	138
Land north of Pangbourne Hill, Pangbourne	No permission	0	0	0	0	0	0	12	13	0	0	0	0	0	0	0	0	0	0	0	25
Site to be allocated in Hungerford Neighbourhood Development Plan	No permission	0	0	0	0	0	0	20	20	15	0	0	0	0	0	0	0	0	0	0	55
Site to be allocated in Lambourn Neighbourhood Development Plan	No permission	0	0	0	0	0	0	10	10	5	0	0	0	0	0	0	0	0	0	0	25
Subtotal: Proposed New Allocations		***0***	***0***	***0***	***0***	***0***	***0***	***278***	***268***	***180***	***220***	***195***	***170***	***170***	***170***	***170***	***170***	***170***	***170***	***170***	***2501***
Windfall allowance		***0***	***0***	***0***	***66***	***140***	***140***	***140***	***140***	***140***	***140***	***140***	***140***	***140***	***140***	***140***	***140***	***140***	***140***	***140***	***2166***
Existing planning commitments for C2 Use Class communal accommodation		***2***	***24***	***36***	***28***	***3***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***91***
Total Past Completions		***640***																			
Total Projected Completions			***807***	***739***	***619***	***515***	***376***	***902***	***797***	***605***	***568***	***485***	***460***	***460***	***460***	***410***	***360***	***310***	***310***	***310***	***9493***
Cumulative Completions (A)			**807**	**1546**	**2165**	**2680**	**3056**	**3958**	**4755**	**5360**	**5928**	**6413**	**6873**	**7333**	**7793**	**8203**	**8563**	**8873**	**9183**	**9493**	
PLAN - housing requirement 515 dwellings per annum			515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	
Cumulative requirement (using 515 dpa) (B)			**515**	**1030**	**1545**	**2060**	**2575**	**3090**	**3605**	**4120**	**4635**	**5150**	**5665**	**6180**	**6695**	**7210**	**7725**	**8240**	**8755**	**9270**	
515dpa + 5%			**538**	**538**	**538**	**538**	**538**	**538**	**538**	**538**	**538**	**538**	**538**	**538**	**538**	**538**	**538**	**538**	**538**	**538**	
Cumulative 515dpa + 5%			**538**	**1076**	**1614**	**2152**	**2690**	**3228**	**3766**	**4304**	**4842**	**5380**	**5918**	**6456**	**6994**	**7532**	**8070**	**8608**	**9146**	**9684**	
MONITOR - No. of dwellings above or below housing requirement (A-B)			292	516	620	620	481	868	1150	1240	1293	1263	1208	1153	1098	993	838	633	428	223	
MANAGE - Annual requirement taking account of past/projected completions			515	498	483	474	471	478	443	410	391	371	357	342	323	295	267	236	199	87	

Housing Trajectory 2023/24 – 2040/41



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1 Introduction and Background

What is the Local Plan Review and what is it for?

1.1 The purpose of the planning system is to contribute to the achievement of sustainable development[1] which is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs[2]. Put another way, the planning system tries to ensure that the right development happens in the right place at the right time, benefiting communities and the economy.

1.2 The planning system should be plan-led. Concise and up-to-date development plans should provide a positive vision for the future of an area; a framework for meeting housing needs and other economic, social and environmental priorities; and a way for local people to shape their surroundings. Planning applications must be decided in accordance with the development plan, unless relevant considerations indicate otherwise.

1.3 The West Berkshire Local Plan Review (LPR) is an important part of the development plan. It identifies the development that is required to meet local needs until 2041. It sets out the strategy for distributing development within the District and the policies for protecting, conserving and enhancing the natural, built and historic environment. It helps local people in West Berkshire achieve sustainable development.

1.4 **It is important that the LPR is read as a whole. All LPR policies should be viewed together and not in isolation in the preparation and consideration of planning applications. Development proposals will be judged against all relevant policies. All development plan policies will be taken into account in determining planning applications, along with other material considerations in a proportionate manner. Please note that the policies in the LPR do not list or cross-refer to all other policies that may be relevant.**

What is the wider context?

Nationally:

1.5 Local plans must be consistent with the principles and policies contained within the NPPF [3]. The NPPF covers most forms of development and sets out the government's economic, environmental and social priorities for planning in England. Local plans must also be produced in line with relevant primary and secondary legislation.

Regionally:

1.6 Local planning authorities are expected to work collaboratively with other bodies to ensure that strategic priorities are properly co-ordinated across administrative boundaries. Joint working is expected between neighbouring authorities to enable local planning authorities to meet development requirements which cannot wholly be met within their own areas.

Locally:

Minerals and Waste

1.7 West Berkshire Council is also responsible for producing minerals and waste local plans. The West Berkshire Minerals and Waste Local Plan 2022-2037 was adopted on 1 December 2022.

Neighbourhood Planning

1.8 Parish and town councils within West Berkshire can produce neighbourhood plans (NDP) which, when adopted, also form part of the development plan, together with the LPR and the West Berkshire Minerals and Waste Local Plan. Neighbourhood plans must be in general conformity with, and reflect the strategic policies in, the LPR. Neighbourhood plans should not promote less development than set out in the LPR, but can promote more development. In West Berkshire we have four made neighbourhood plans – the Stratfield Mortimer Neighbourhood Development Plan (2017), the Compton Neighbourhood Development Plan (2022), the Hermitage Neighbourhood Development Plan (2024) and the Cold Ash Neighbourhood Development Plan (2024).

1 Paragraph 7, National Planning Policy Framework (NPPF, 2021)
2 Report of the World Commission on Environment and Development: Our Common Future (1987)
3 References to specific paragraph numbers throughout the LPR relate to the NPPF published in July 2021

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Other Council Strategies

1.9 The Council has adopted a number of strategies which the LPR has taken account of. These include, but are not limited to: the Council Strategy (2021); the Environment Strategy (2021); the Economic Development Strategy (2021) and; the Housing Strategy (2021).

Duty to Cooperate

1.10 Section 110 of the Localism Act places a legal duty on local planning authorities and other prescribed bodies to cooperate with each other when preparing development plan documents in order to address strategic planning issues relevant to their areas. The LPR has been produced through close partnership working with our neighbouring local authorities to ensure that cross-boundary planning issues have been taken into account. We have also co-operated with all authorities within a 60 minute "drive time" of Newbury with regards to employment issues. A Duty to Cooperate Statement accompanied the submitted LPR which set out in detail how the Council co-operated on strategic cross-boundary issues in order to create and deliver a positively prepared plan.

What evidence supports the LPR?

1.11 One of the key features of the plan-led system is that development plans should be based on up-to-date evidence. The LPR is underpinned by a wide-ranging evidence base, which was prepared, reviewed and updated as necessary as part of the LPR preparation. The aim was to understand how West Berkshire functions as a place, what makes it unique, and what was required to conserve and enhance that uniqueness.

1.12 The evidence can be broken down into two parts:

- The views and experiences of our local communities and those with a stake in the future of the District; and
- Technical research in the form of published studies.

1.13 The LPR is supported by a vast amount of national and local information and numerous professional studies. These are referred to at various points in the LPR and are published on the Council's website.

Sustainability Appraisal

1.14 All local plans must be accompanied by a sustainability appraisal (SA) of the plan. The SA offers a systematic and robust way for checking and improving on plans and their policies as they are being developed. It helps planning authorities to fulfil the objective of contributing to the achievement of sustainable development in preparing their plans, and thus contributes to sound plan making. The SA of the LPR was fully integrated into the plan-making process, so that it informed and influenced the LPR as it evolved.

Preparation of the LPR

1.15 The preparation of the LPR was an iterative process subject to a number of stages of public consultation.

1.16 The review of the Local Plan started in 2018 and included public consultation on the scope and content of the LPR and the accompanying Sustainability Appraisal (SA) Scoping Report in February and March of that year. A second round of consultation was undertaken in November/December 2018, and a focused consultation with town and parish councils and neighbourhood planning groups took place in February 2020. In December 2020 the Council published the Emerging Draft LPR for public consultation.

1.17 In addition, and where relevant, documents prepared as part of the evidence base to inform the LPR were subject to a specific consultation with technical experts, statutory bodies and other stakeholders as appropriate throughout the process.

1.18 In January 2023 the Council published the Proposed Submission version of the LPR for a six-week period of public consultation.

1.19 In preparing the LPR we took into account all of the views expressed during the various stages of public consultation. Further details of the responses received can be found within our Consultation Statement.

1.20 On 31 March 2023 the LPR was submitted to the Secretary of State for independent examination by a Planning Inspector and hearing sessions were held between 8 May and 3 October 2024. The examination process provided a further opportunity for interested parties and stakeholders to shape the content of the Plan.

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1.21 Following the hearing sessions, a further round of public consultation was held for eight weeks between 6 December 2024 and 31 January 2025 on the Proposed Main Modifications to the LPR, along with proposed changes to the Policies Map, an Updated Sustainability Appraisal (SA) and an Addendum to the Habitats Regulations Assessment (HRA). All comments received during this consultation period were taken into consideration by the Inspector in the preparation of his Final Report, which was published on 25 April 2025.

Structure of the LPR

1.22 The LPR includes a vision, strategic objectives and a set of policies which together provide a policy framework for assessing planning applications and guiding development across West Berkshire. It is set out as follows:

- **Introduction and context**
- A **spatial portrait** which describes and sets out a snapshot of West Berkshire in facts and figures
- Our **Vision** of what West Berkshire will look like in 2041
- Our **Strategic Objectives** which represent the key delivery outcomes that the LPR should achieve and against which its success will be measured
- Our **Development Strategy** which sets out our overall approach for managing growth and change across the District up to 2041 and which outlines our place based approach focusing on the following spatial areas:
    - Newbury and Thatcham
    - Eastern Area
    - North Wessex Downs National Landscape
- **Strategic policies (SP)** which set out the overarching principles for development and which are considered fundamental to achieving the vision and strategic objectives, focusing on:
    - Our place based approach
    - Our environment and surroundings
    - Delivering housing
    - Fostering economic growth and supporting local communities
- **Non-strategic site allocation policies (RSA and ESA)** which, led by the capacity of the landscape, allocate large, medium and small residential and mixed-use sites (RSA) and also employment sites (ESA) for development within each of the spatial areas
- **Development management policies (DM)** which are considered in the context of the strategic policies, providing more detail on specific issues
- **Appendices** which set further technical information and guidance to assist in implementing the policies, including **Implementation and Monitoring**
- **Policies Map** which geographically illustrates the LPR policies.

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2 Context

2.1 West Berkshire is a unitary authority of 704 square kilometres, located in the south east of England. About 90% of the District is rural in character. The North Wessex Downs National Landscape is a nationally important and legally protected landscape, designated as an Area of Outstanding Natural Beauty (AONB) for the quality of its scenic beauty. Approximately 74% of West Berkshire is within the National Landscape. The valleys of the internationally and nationally important chalk rivers of the Lambourn and Kennet also form two distinctive landscapes threading through the District.

2.2 The largest settlements include Newbury and Thatcham and the urban areas of Tilehurst, Purley on Thames and Calcot in the east of the District, close to Reading. Newbury is the largest town in West Berkshire and serves as the District's administrative centre.

2.3 The population estimate of the District is 161,400 (Census 2021). Approximately 44% of residents live in the Newbury and Thatcham urban areas, 17% in the suburban areas to the west of Reading borough with the remainder in the rural areas. This rural population is dispersed across a large number of villages and smaller settlements each of which has its own identity, as well as its own specific needs and concerns.

2.4 This rural dimension is very important in shaping the character of West Berkshire, its communities, economy and environment. The importance of agriculture, the horseracing industry and other rural businesses, the prominence of landscape and countryside along with the small scale and dispersed nature of rural communities, are all important issues and challenges to be considered through the review of the Local Plan. The rural environment of West Berkshire adds significantly to the quality of life enjoyed by urban residents of the District and is a considerable asset for the area.

2.5 West Berkshire is part of the Thames Valley which is recognised as the most dynamic and competitive sub-regional economy in the UK. Employment provision in West Berkshire is diverse and, notwithstanding the current economic uncertainty which both COVID-19 and Brexit bring, rates of employment in the District are high.

2.6 West Berkshire is well connected in transport terms. At the centre of the District is an important road interchange. This is where the east-west M4 motorway intersects with the north-south A34. There are road connections to larger centres such as Reading, Oxford, Swindon, Basingstoke and London. Mainline railway services to London and the south west of England run through the south of the District and the line has been electrified between London and Newbury. These locational factors, combined with high quality urban and rural areas, contribute towards making the area a popular place to live and work.

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3 Shaping West Berkshire: Vision and Objectives

Our Vision

3.1 West Berkshire will provide the space and environment for sustainable development, including supporting infrastructure, that retain and attract creative and sustainable business growth with training and employment opportunities. A variety of different sectors together with a combination of larger businesses and small and medium-sized enterprises will ensure a resilient and sustainable economy. The local economy will help to create benefits for the environment, culture and social well-being.

3.2 Making available carbon neutral housing of different types, sizes, tenures and affordability will be a priority in order to provide West Berkshire residents with homes and environs at sustainable locations in towns and villages that meet their needs, whatever their income, stage of life and ability.

3.3 Development and infrastructure will be sustainable, contributing to our aim to deliver carbon neutral by 2030 and thereafter[4], and of a high quality design that is in keeping with the character and local distinctiveness of the area. Development will be better connected to local services, facilities and open space within the District, and where relevant, in adjoining local authority areas, by favouring more sustainable means of travel including reducing the need to travel, all of which will foster community cohesion, health and wellbeing. Development will no longer contribute to the pollution of our air and water supply, including our rivers and aquifers. Development will be energy efficient in order to reducing our carbon footprint, minimise the risk of flooding, take advantage of new technologies as they emerge and by integrating green space and green infrastructure be adaptable for higher temperatures which may become the norm.

3.4 West Berkshire's landscape in the North Wessex Downs will remain of outstanding value and its biodiversity more abundant in settlements and the surrounding countryside. Heritage assets will be conserved and enhanced and there will be greater opportunity for enjoyment and appreciation of the special qualities of the built, historic and natural environment.

Our Strategic Objectives

3.5 Our strategic objectives are all-encompassing, interrelated and apply in both urban and rural areas. They represent the key delivery outcomes that the LPR should achieve and it is against these objectives that the success of the LPR will be measured.

1. Climate Change

To mitigate and adapt to the effects of climate change and minimise demand for energy and other resources.

2. Housing

To provide a range of sites to ensure that the District's housing needs and aspirations are met by providing a range of market, affordable and specialist housing types, tenures and sizes in appropriate and sustainable locations.

3. Sustainable and Quality Development

To ensure provision of sustainable developments of high quality design, construction and efficiency (including land use) which contribute to an attractive, safe and accessible environment for all.

4. Economy

To facilitate and support a strong, diverse and sustainable economic base across the District, including the provision of employment land which provides for a range of local job opportunities.

5. Town Centres

To enhance the vitality and viability of town and district and local centres in West Berkshire as places for shopping, leisure and community activities.

4 Page 5, Environment Strategy 2020-2030

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6. Culture

Together with partners, to develop and promote the cultural distinctiveness of the area, recognising it is fundamental to the improved future wellbeing and sustainability of West Berkshire's economy and communities.

7. Heritage

To conserve and enhance the local distinctive character, identity, significance and special interest of the built, historic and natural environment in West Berkshire's towns, villages and countryside.

8. North Wessex Downs National Landscape

Together with partners, to continue to conserve and enhance the North Wessex Downs National Landscape, with appropriate landscape-led development delivering wider environmental, economic and social benefits.

9. Green Infrastructure and Healthy Living

To ensure that West Berkshire contains a strong network of multi-functional green infrastructure which provides health and environmental benefits and enhances the overall quality of life of sustainable communities.

10. Transport

To make provision for transport networks that support sustainable growth in West Berkshire and to promote low emission transport choices.

11. Infrastructure

To ensure that infrastructure needs (physical and social) arising from the growth in West Berkshire are provided to support and keep pace with development in accordance with the detail set out in the Infrastructure Delivery Plan (IDP).

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4 Development Strategy: Our place based approach

Background

4.1 The spatial strategy sets out our overall strategy for the pattern and scale of development across the District. It seeks to deliver the spatial vision and objectives for the District and has been informed by:

- National planning policy
- Other plans and strategies
- Key pieces of the evidence base
- Responses to previous consultation on the LPR

National planning policy

4.2 The NPPF says that local plans should provide a positive vision for the future; a framework for addressing housing needs and other economic, social and environmental priorities. A local plan should contribute to the achievement of sustainable development and plan positively for development and infrastructure in co-operation with neighbouring authorities. The NPPF promotes the effective use of land including re-using previously developed land, encourages higher densities in urban areas of high housing demand and refers to the need to release small and medium sized sites for development.

Other plans and strategies

4.3 Key Council strategies are reflected in the West Berkshire Vision 2036, prepared by the West Berkshire Health and Wellbeing Board, which contains five strategic aspirations:

- A West Berkshire where everybody has what they need to fulfil their potential
- A West Berkshire with a housing mix with something for everyone
- A West Berkshire that welcomes business, enterprise and industry into a productive, growing and dynamic local economy
- A West Berkshire where the health and wellbeing of residents of all ages and backgrounds is good
- A West Berkshire with both beautiful and diverse natural landscapes and a strong cultural offering

4.4 A climate emergency was declared by the Council in July 2019 followed by publication of and an Environment Strategy 2020-2030, a strategic plan for the District which aims to deliver carbon neutrality by 2030.

Key pieces of evidence

4.5 The scale of growth that is required during the plan period is informed by:

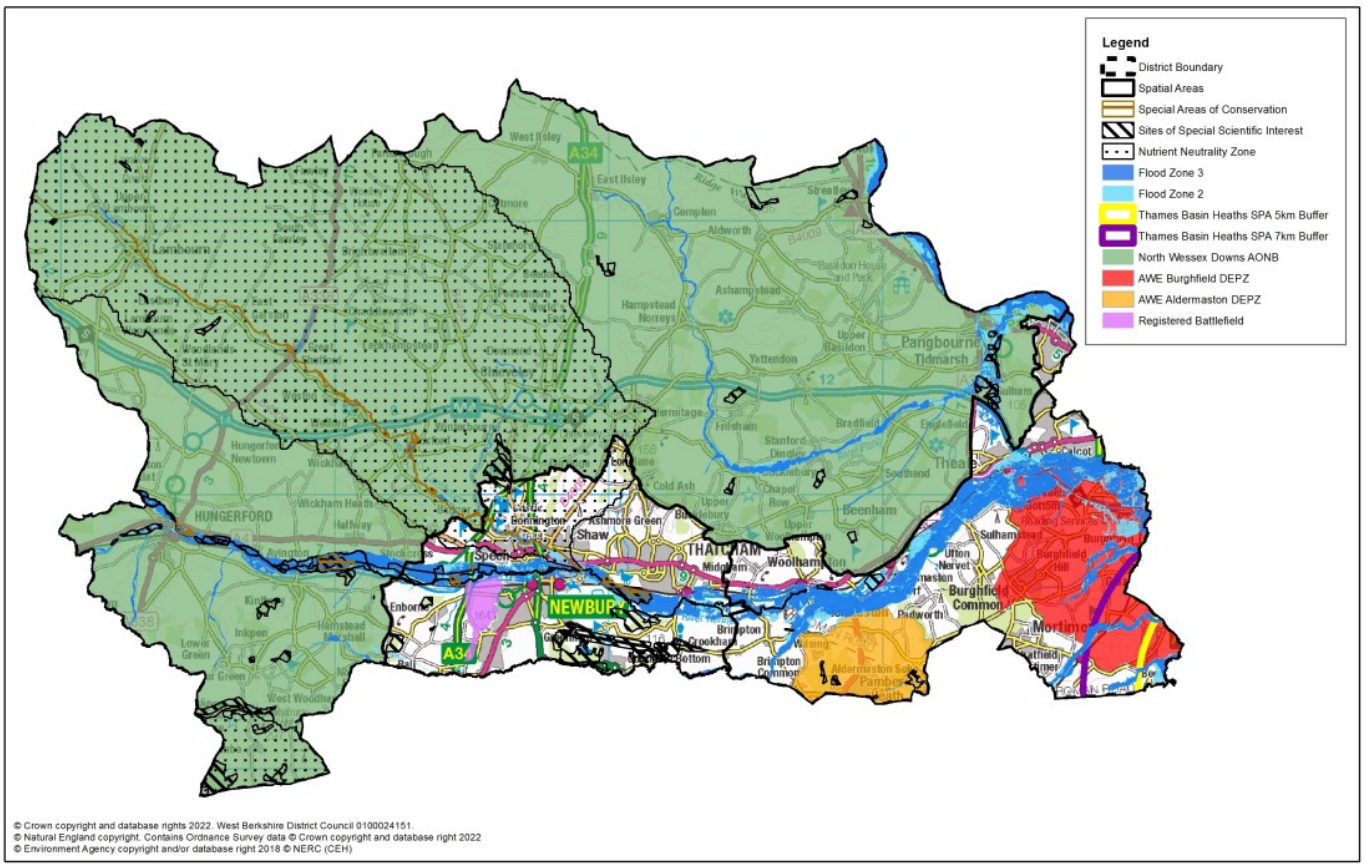
- The local housing need (LHN) conducted using the standard method in national planning guidance. The LHN for West Berkshire is 515 dwellings per annum, using a 2023 base date.
- The Employment Land Review which sets out the scale of provision that is needed for future business and industrial floorspace in West Berkshire.
- The Retail and Commercial Leisure Assessment which sets out the need for comparison and convenience retail floorspace in the District
- The Housing and Economic Land Availability Assessment (HELAA) which identifies potential land for development and assesses its suitability, availability and achievability.

Constraints

4.6 West Berkshire contains a number of physical and environmental constraints which influence the location of development. At a strategic level these include the North Wessex Downs National Landscape, which covers 74% of the District, substantial areas liable to flood, the presence of Atomic Weapons Establishments (AWE) at Aldermaston and Burghfield, a Registered Battlefield to the west of Newbury, various international and national nature conservation designations and the River Lambourn Nutrient Neutrality Zone (NNZ) as identified in Figure 1 below. In addition, there are other designations including Conservation Areas and Registered Parks and Gardens which due to scale are not included in Figure 1, but which are included on the Policies Map.

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Figure 1 West Berkshire Constraints

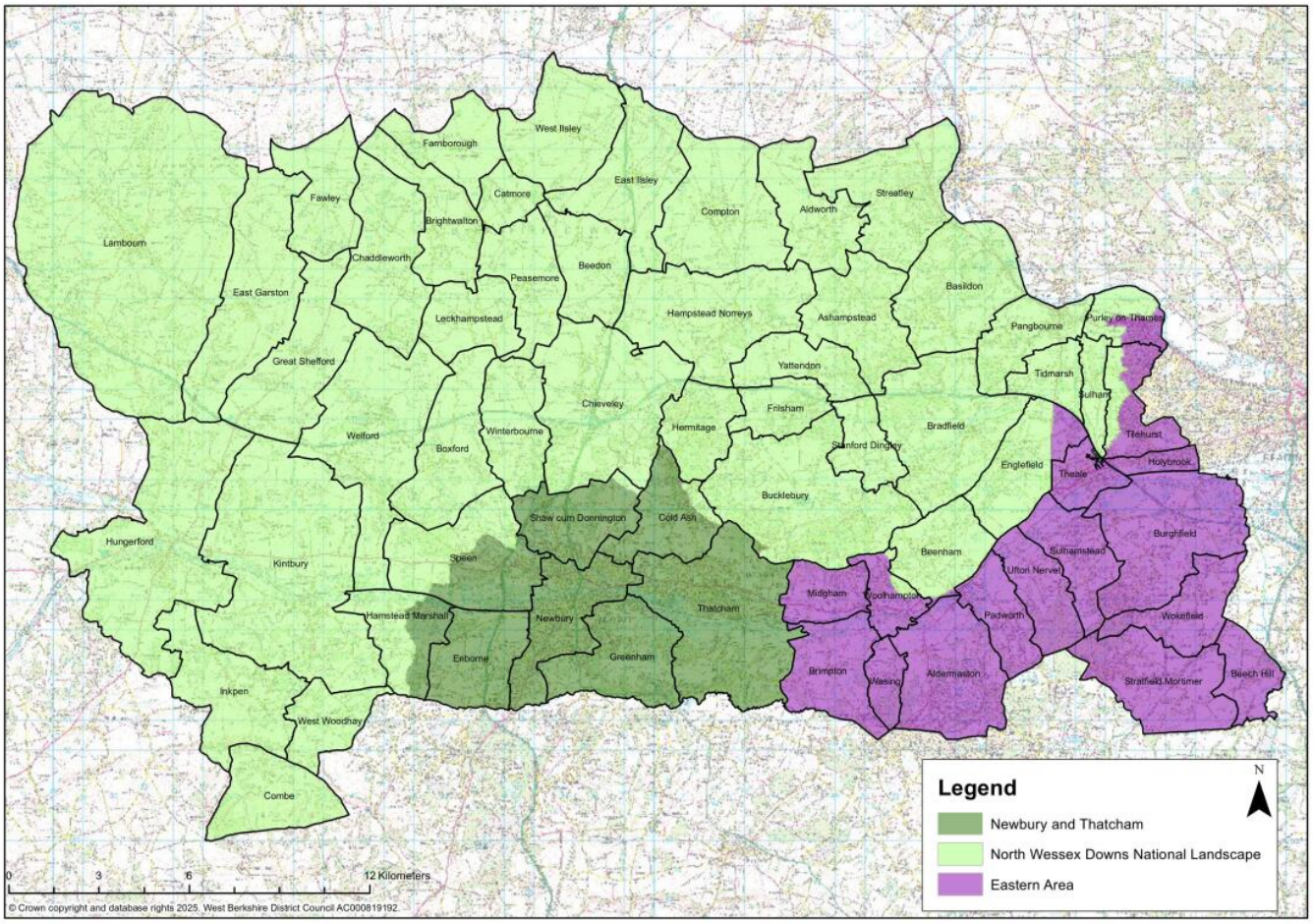


The Spatial Areas

4.7 West Berkshire is a diverse area and previous consultation[(5)] reaffirmed that the approach of dividing the District into geographical areas remains an appropriate mechanism to deliver the spatial strategy. The four spatial areas of the West Berkshire Core Strategy (2012) have been reduced to three in the LPR, by combining the Eastern Area and the East Kennet Valley (as shown in figure 2). Though there are significant differences in character within the Eastern Area and East Kennet Valley (as set out in the Core Strategy), this is true of all the spatial areas. Whilst the functional relationships within this area of the District are also complex, no area can be seen in isolation; there is interaction within and between all the spatial areas. The rural service centre of Theale sits on the edge of the Eastern Area (as set out in the Core Strategy) but it could easily be argued that it has more in common with the East Kennet Valley. In strategic planning terms the Eastern Area (as set out in the Core Strategy) is small and difficult to plan for in isolation. Combining with the East Kennet Valley area in the LPR gives more flexibility in spatial planning terms for future development.

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Figure 2 The Spatial Areas



Newbury and Thatcham Area

4.8 The spatial area comprises the parishes of Newbury, Thatcham, Greenham and Enborne, together with those parts of Speen, Shaw cum Donnington and Cold Ash which lie outside the North Wessex Downs National Landscape. It includes the main urban areas of Newbury and Thatcham, together with their significant rural hinterland which includes a number of smaller villages, such as the service village of Cold Ash which sits within open countryside on the edge of the North Wessex Downs National Landscape to the north and west. The character of these rural areas visibly contrasts with the more urban areas of Newbury and Thatcham.

4.9 Whilst Newbury and Thatcham are separate and distinct towns with their own character, they are geographically close and functionally related. Both towns have significant employment provision and Newbury provides many of the major services, including retail and leisure facilities. There is significant movement between the two towns and transport linkages, by rail and road are vital.

4.10 The area is well located in terms of access to rail and to the strategic road network. There are train stations at Newbury, Newbury Racecourse and Thatcham enabling rail access to Reading and London and to the West Country.

4.11 The Newbury and Thatcham urban area is the main focus for development in the current Local Plan and will remain the focus in the LPR. Though there are constraints of flood zone and designated heritage assets, including the registered battlefield of the First Battle of Newbury (1643) immediately to the west of Newbury, there are also opportunities for brownfield development, particularly in Newbury, and for allocation of additional greenfield sites. Further growth for Newbury and Thatcham has been set in the context of a long-term Vision developed for both towns, ensuring growth is sustainable in the longer term.

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The Eastern Area

4.12 The new Eastern Area is a diverse area that includes the land to the west of Reading which abuts the North Wessex Downs National Landscape and the parishes in the more rural south east of the District, to the east of Thatcham, which lie outside the National Landscape. The urban areas of Tilehurst, Purley on Thames and Calcot have a close functional relationship with Reading and will continue to benefit from the facilities and services it provides. The spatial area includes the rural service centres of Theale to the south of the M4, and Burghfield Common and Mortimer, which have a more rural setting. The Kennet & Avon Canal and River Kennet which run from west to east through the whole of the District, cross the southern part of this area, with a number of villages along the canal/river route such as Woolhampton and Aldermaston Wharf.

4.13 There is significant employment provision within this area. The Atomic Weapons Establishment (AWE) has two major sites in this area, at Aldermaston and Burghfield, is of national significance, and is an important provider of local jobs. There is a business park at Arlington near Theale and a number of other employment areas comprising small industrial estates. The main transport links include the mainline railways linking the West Country with Reading and London, and Reading with Basingstoke and the south coast. There are stations at Theale, Midgham, Aldermaston and Stratfield Mortimer.

4.14 The Eastern Area has significant constraints. The North Wessex Downs National Landscape abuts the western edge of the built up area of Tilehurst and Calcot and there are extensive areas of floodplain to the south of Holybrook. The two AWE establishments have significant implications for the future level of development in this area. The Detailed Emergency Planning Zone (DEPZ) required under legislation for Aldermaston and Burghfield is reviewed every three years and is a major factor in the assessment of sites in this location. There are also limited opportunities for redevelopment of brownfield land within existing settlement boundaries.

The North Wessex Downs National Landscape

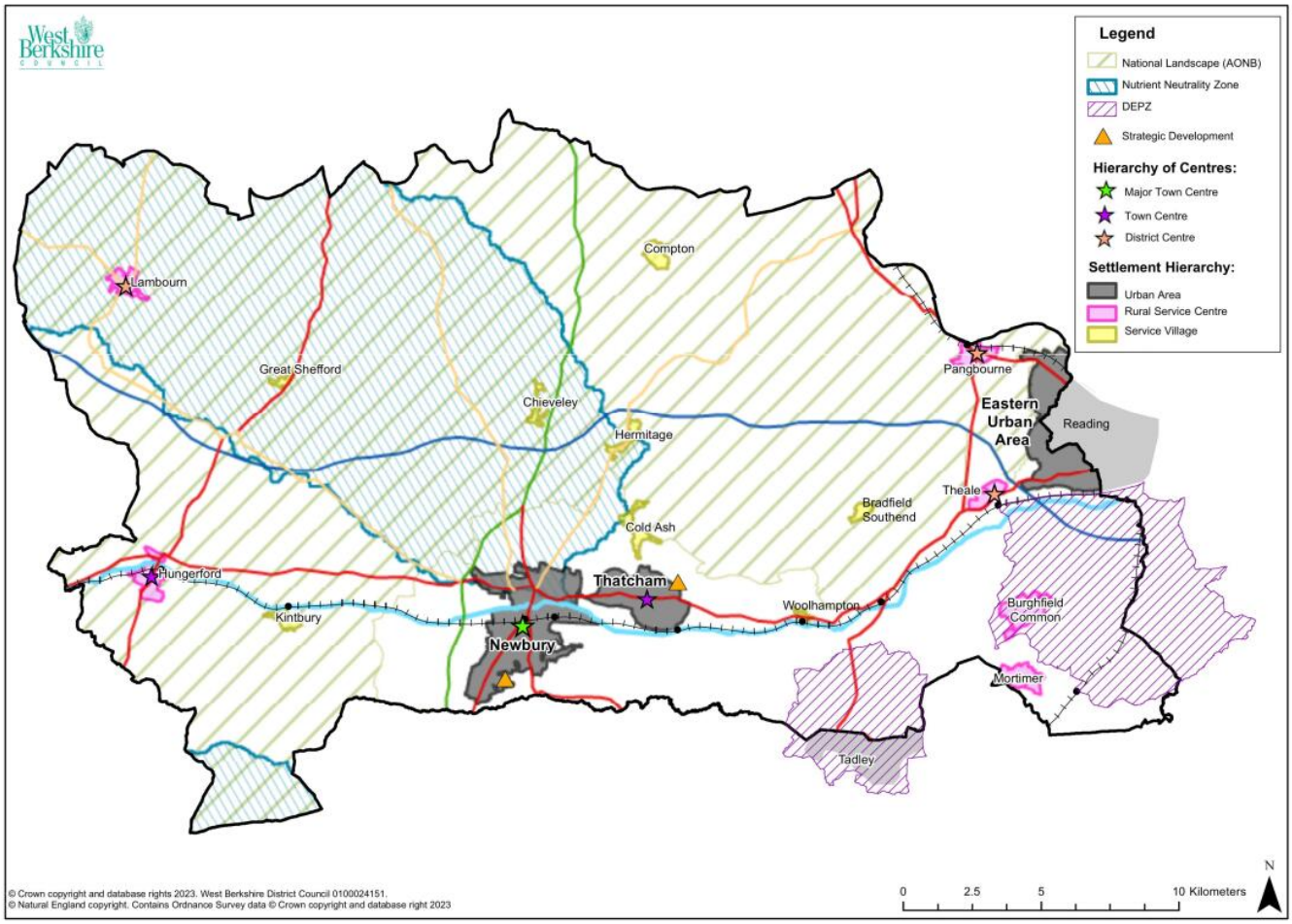
4.15 The North Wessex Downs National Landscape covers 74% of West Berkshire and is an area where the landscape is managed to conserve and enhance its natural beauty in accordance with its national designation. It includes the rural service centres of Hungerford, Lambourn and Pangbourne, together with the service villages of Bradfield Southend, Chieveley, Compton, Great Shefford, Hermitage and Kintbury.

4.16 The area makes a significant contribution to the uniqueness of West Berkshire with its primarily agricultural landscape with villages and a small town which have a strong sense of identity. Hungerford is the largest town, a historic market town with a role as a tourist destination, based on its retail offer, cultural events and as a base to explore the surrounding countryside. Lambourn is a key service centre for the surrounding rural area and serves as the heart of one of the most important areas for horseracing in the country. Pangbourne is a thriving village community with a good range of retail and leisure facilities and good access by rail to Reading, Oxford and beyond.

4.17 The Core Strategy planned for the delivery of up to 2,000 homes over the period 2006 – 2026 in this area. The Inspector examining the Core Strategy required this to be expressed as a maximum amount in view of the national landscape designation. There are existing allocations in the National Landscape at the rural service centres and service villages that are still to be delivered and which will largely meet housing need in this rural area. Hungerford, Lambourn, Compton and Hermitage have designated neighbourhood areas for the preparation of neighbourhood plans and the rural service centre of Pangbourne, has limited development opportunities. Additional development for the period beyond 2026 will therefore be limited and will come in part through allocations within NDPs. The strategy for the National Landscape is set out in policy SP2.

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Figure 3 Key Diagram



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The Spatial Strategy

Policy SP1

Spatial Strategy

The overarching spatial strategy for West Berkshire will deliver the spatial vision and strategic objectives for the District over the plan period and inform the preparation of neighbourhood plans (NDPs). The strategy:

a. Directs development to areas of lower environmental value;
b. Optimises the use of previously developed land; and
c. Optimises the density of development to make the best use of land whilst conserving and enhancing the distinctive character and identity of the built, historic and natural environment.

The development approach will be based on three spatial areas:

- Newbury and Thatcham
- Eastern Area
- North Wessex Downs National Landscape

The focus of development in each spatial area will be required to follow the District-wide settlement hierarchy set out in policy SP3 which takes account of the function and sustainability of settlements and promotes sustainable communities.

Development and redevelopment within the settlement boundaries of those settlements identified in Appendix 2 and outlined on the Policies Map will be supported. Outside of settlement boundaries, land will be treated as open countryside where development will be more restricted, as set out in policies DM1 and DM35.

In each spatial area, opportunities should be taken to make the best use of previously developed land with higher densities of development in locations such as town centres, where the extent and capacity of supporting infrastructure, services and facilities is the greatest.

In making optimum use of land and achieving high quality design density on individual sites will vary according to their location and context, size of developable area and site specific issues such as shape and access:

- Within Newbury, Thatcham, Tilehurst, Purley on Thames, and Calcot, developments are expected to secure a net density of at least 35 dwellings per hectare with densities of at least 70 dwellings per hectare in town centres and for flatted developments along main transport routes and close to transport nodes.
- Within other defined settlements developments are expected to secure a net density of at least 30 dwellings per hectare with higher densities achievable in the centres of Hungerford, Pangbourne and Theale.
- Developments on the edge of defined settlements are generally expected to secure a net density of 30 dwellings per hectare outside of the National Landscape, and 20 dwellings per hectare within the National Landscape.
- Lower density developments will be appropriate in certain areas of the District that are particularly sensitive to the impact of intensification and redevelopment. This may be because of the prevailing character of the area, the sensitive nature of the surrounding countryside or built form, and/or the relative remoteness from public transport.

The strategy will deliver a range of site sizes for residential development. There are already significant existing commitments throughout the District. Additional development will come forward on both large strategic sites and smaller non-strategic sites allocated in the LPR and in some neighbourhood plans, together with infill development, including that on windfall sites within settlement boundaries. Allocations will be related to the role and function of settlements and the development opportunities identified through the HELAA.

Town centres will be expected to continue to play a vital role for communities and will need to adapt to meet the changing needs of communities. Main town centre uses will be located in accordance with policy SP18. Within town centres, schemes will be of an appropriate scale and character to respond to the role and function of the centre and to support sustainable communities.

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Employment development to meet the existing and future economic demands of businesses will be directed to sites allocated for employment land, to sites within settlement boundaries, to Designated Employment Areas (DEA) and to existing suitably located employment sites, to help promote sustainable patterns of development, prioritise the use of previously developed land and support the retention of these areas for employment uses. In accordance with policy SP17 and policy SP18, proposals for office development will be directed to town and district centres and DEAs.

Proposals to strengthen and diversify the rural economy will be encouraged, particularly where they are located in or adjacent to Rural Service Centres and Service Villages identified in the settlement hierarchy. Existing small and medium sized enterprises within the countryside will be supported in order to provide local job opportunities and maintain the vitality of smaller rural settlements and their communities.

Demand for travel will be managed, and accessibility to sustainable transport opportunities increased through improving choice in transport modes. Existing community infrastructure will be protected and, where appropriate, enhanced. Infrastructure requirements will be set out in the Infrastructure Delivery Plan (IDP).

The District's historic environment and environmental assets will continue to be protected and enhanced and used positively in development to establish a distinctive sense of place that nurtures human health and wellbeing.

Newbury and Thatcham

Newbury will retain its traditional market town heritage and continue to fulfil its key role as the administrative centre and major town centre for the District. Opportunities will continue to be taken to regenerate and enhance the townscape of the town centre and its periphery.

Newbury will be a focus for housing development. An urban extension on greenfield land to the south of Newbury, at Sandleford Park will provide a new residential neighbourhood with supporting facilities and green infrastructure in accordance with policy SP13. Smaller scale developments will include redevelopment of previously developed land.

Thatcham will be a focus for regeneration, for new housing and for improved provision of services and facilities. A new urban extension to the north east of the town will provide a new residential neighbourhood with supporting facilities and green infrastructure in accordance with policy SP14. Opportunities will be taken to maintain and enhance the identity of Thatcham separate to that of Newbury and its surrounding rural settlements in accordance with policy DM2.

Newbury and Thatcham will remain the focus for business development, with Newbury the main focus for office development. DEAs in this spatial area will play a vital role in meeting the existing and future economic needs of the District.

The villages in the surrounding area will retain their existing role and separate identity, with settlement boundaries and policies SP8, DM1 and DM2 ensuring that physical separation is maintained.

Eastern Area

The Eastern Urban Area will continue to be a focus for housing development through existing commitments, allocated sites and regeneration and change in the existing built up area.

The individual identities of the separate settlements within this area will be maintained and the high quality landscape and environmental assets in this part of West Berkshire will be conserved and enhanced.

Theale will be a focus for additional housing through existing commitments and allocated sites.

The area will continue to be important for business development with the retention of DEAs.

North Wessex Downs National Landscape

The North Wessex Downs National Landscape will have appropriate and sustainable growth that conserves and enhances its special landscape qualities as set out in policy SP2.

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Supporting text

4.18 The principles which underlie the spatial distribution stem from the overriding objective of enabling sustainable development, development that will meet the social and economic needs of the District while conserving and enhancing the environmental assets of the District and meet the objective to mitigate and adapt to the effects of climate change and minimise demand for energy and other resources.

4.19 The LPR aims to build on the principles of the Core Strategy with regard to the spatial distribution of development. The focus will be on existing settlements, using the settlement hierarchy, set out in policy SP3. This steers development to the most sustainable areas, with an appropriate balance between urban and rural development, in order to meet local needs and maintain vibrant and balanced communities with their own sense of identity, while conserving and enhancing the environmental assets of the District. The existing urban areas are regarded as the most suitable locations for future development by virtue of their existing access to services and facilities, thereby providing the opportunity to reduce out-commuting and the need to travel. Development in Newbury and the smaller towns of the District is seen as contributing not only to their regeneration, through provision of additional services and facilities, but also to the rural areas they serve.

4.20 The strategy seeks to make effective use of brownfield land. Opportunities for infill development and for re-use of brownfield land are greatest in those settlements at the upper levels of the hierarchy, particularly in Newbury. Further greenfield allocations are, however, needed, and the plan allocates a range of sites of varying sizes. The allocation of sites takes account of the evidence from the HELAA, SA and the settlement hierarchy, with higher levels of development at the higher levels of the hierarchy.

4.21 The approach in the different spatial areas reflects the different characteristics of the different parts of West Berkshire. Policies SP12, SP13, SP14 and RSA1-29 set out the proposed allocations for residential and mixed use development in the separate spatial areas and the housing requirements for neighbourhood plans.

4.22 The NPPF indicates that the efficient use of land is a priority[6] and that planning policies should support development that makes efficient use of land. West Berkshire is a diverse area and densities achieved will reflect this diversity. Higher densities will be sought in town centre locations, having regard to the sustainability of the location and the character and amenity of the surroundings. The policy makes clear that site specific constraints and local character may justify variations from the densities set out in the policy.

4.23 The West Berkshire Density Pattern Book [7] provides more information on the densities that are typical in the different part of the District and will be used by the Council as a starting point to guide development.

6 NPPF Paragraphs 119 and 120
7 West Berkshire Density Pattern Book: David Lock Associates, September 2019

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North Wessex Downs National Landscape

Policy SP2

North Wessex Downs National Landscape

The North Wessex Downs National Landscape will have appropriate and sustainable growth that conserves and enhances its special landscape qualities. Development will be required to respond positively to the local context, conserving and enhancing local distinctiveness, sense of place and setting of the National Landscape. The strong sense of remoteness, tranquillity and dark night skies, particularly on the open downland, should be preserved. The conservation and enhancement of the natural beauty of the landscape will be the primary consideration in the assessment of all development proposals.

Development in the setting of the National Landscape will be required to have regard to the interrelationship with the National Landscape and its landscape character and special qualities. Proposals will be required to be sensitively located and designed to avoid or minimise any adverse impacts on the National Landscape.

Development in the North Wessex Downs will be required to support its local communities and rural economy in a manner commensurate with the statutory status of the National Landscape as a nationally valued landscape. Planning permission will be refused for major development in the National Landscape except in exceptional circumstances, and where it can be demonstrated to be in the public interest.

In determining what constitutes major development, the Council will consider whether the development, by reason of its scale, character or nature, has the potential to have a significant adverse impact on the landscape and scenic beauty of the National Landscape. This will include the consideration of the individual characteristics of a proposal and its context and the impact of cumulative development.

If an application is deemed to be major development then further consideration will take account of:

a. The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
b. The cost of, and scope for, developing elsewhere outside the National Landscape, or meeting the need for it in some other way; and
c. Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

If it is considered that exceptional circumstances exist and development would be in the public interest, all opportunities to conserve and enhance the special qualities of the National Landscape will be sought.

Supporting text

4.24 The North Wessex Downs is a nationally important landscape, designated as an Area of Outstanding Natural Beauty (AONB) and protected by the Countryside and Rights of Way Act 2000 (CROW Act) to conserve and enhance its natural beauty. On 22 November 2023 AONBs across England and Wales became known as National Landscapes, but the formal designation, and the legal protections, remain the same. The primary purpose of AONB designation, 'to conserve and enhance the natural beauty of the area', is set out in the Countryside and Rights of Way Act 2000 (as amended). The North Wessex Downs National Landscape covers 74% of West Berkshire and its natural beauty is a function of the relationship between people and place over time. It encompasses everything that makes the area distinctive: the area's geology and landform; its climate, soils and rivers; its wildlife and ecology; its rich history of human settlement and land use over millennia; its archaeology and buildings and cultural associations; and the people who have occupied the area in the past and those who currently live and work there. It is inevitable and appropriate that this unique landscape will continue to change and develop but it is important that this is done in a way that conserves and enhances its special qualities. Under Section 85 of the Countryside and Rights of Way Act 2000 (as amended), the Council has a duty to seek to further the primary purpose of designation and so this policy makes clear that the North Wessex Downs will have appropriate sustainable growth throughout the plan period to support its local communities and rural economy in a manner commensurate with its statutory status.

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4.25 The setting of the North Wessex Downs National Landscape and the protected landscape of the National Landscape itself add value to each other as the landscape and landforms link visually and functionally. The policy recognises this important interrelationship and seeks to ensure that development in its setting does not cause significant harm to the National Landscape by being poorly located or designed. This is especially the case where long views from or to the National Landscape are identified as important, or where the landscape character of land within and adjoining the National Landscape is complementary.

4.26 The North Wessex Downs AONB Landscape Character Assessment (2002) draws out the special qualities of the landscape and identifies the main issues that will need to be addressed to conserve its special character and outstanding qualities. It is complemented by the West Berkshire Landscape Character Assessment (2019) which identifies in more detail the sensitivities and qualities of the features that are particularly valued for their contribution to landscape character (i.e. if any one attribute ceased to exist, it would change the character to the detriment of the landscape).

4.27 The Countryside and Rights of Way Act (2000) requires local authorities to produce management plans for AONBs within their areas. The review, production and publication of the Management Plan for the North Wessex Downs, (currently covering the period 2019-2024) together with the coordination of its delivery, has been delegated by the Council to the North Wessex Downs National Landscape Partnership (Council of Partners[8]). It supports and complements the LPR, setting out a spatial policy framework that reflects national and local issues to ensure the National Landscape's natural heritage, landscape and built character are conserved, the local economy is supported and use of the National Landscape for recreation is encouraged. It sets out the approach that the Council of Partners will take on particular issues and will be used, where relevant, as a material consideration in the assessment of planning applications in West Berkshire.

4.28 The policy also sets out what constitutes major development and, if an application is deemed to constitute major development, how that application will be considered. Firstly, an assessment will be made to determine whether development constitutes major development. The NPPF is clear that this is a matter for the decision maker. For the purposes of this policy, all of the following principles will be applied when determining whether an application constitutes major development:

i. The starting point will be the definition of major development in the *Town and County Planning (Development Management Procedure) (England) Order 2015*, or to proposals that raise issues of national significance;
ii. For applications below the *Town and County Planning (Development Management Procedure) (England) Order 2015* threshold, the Council will consider development proposals on a case by case basis;
iii. For all applications a judgement will then be made in light of all of the circumstances of the application and the context of the application site;
iv. The final determination as to whether the development is major development will consider whether it has the potential to have a significant adverse impact alone or in combination with other development. It will not include an in-depth consideration of whether the development will in fact have such an impact;
v. The application of other criteria may be relevant to the considerations, but will not determine the matter or raise a presumption either way.

4.29 If the proposal is considered to be major development, then the following factors, as set out in the policy, will be taken into account:

vi. The need for development in the location proposed. Where residential development is proposed, taking account of any local need identified by the Council or Neighbourhood Plan and bearing in mind that housing in the National Landscape should focus on the needs of its local communities;

vii. Detrimental effects on businesses and employment in the local economy, in particular any that is specific to the site or location as opposed to general benefits to a sector such as on the construction industry;

viii. The cost of, and scope for, meeting the need in some other way, on the assumption that it is a local need which should ideally not be met outside the National Landscape;

ix. Detrimental effects on the environment, including biodiversity and cultural heritage, and the extent to which the effects can be moderated;

8 This Partnership was formed in July 2001 to oversee the future of the AONB. It includes not only the nine constituent local authorities of the North Wessex Downs but also representatives of the local communities, the farming and rural business community, those representing nature conservation, heritage and landscape, and recreation interests, including members of government and voluntary agencies. The Partnership is underpinned by a small National Landscape delivery team.

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x. Detrimental effects on the landscape and the extent to which the effects can be moderated;

xi. Detrimental effects on recreational opportunities and the extent to which the effects can be moderated; and

xii. Whether there is a reasonable expectation that exceptional circumstances exist and that it could be demonstrated that development would be in the public interest.

4.30 As part of the development of the LPR the Council has demonstrated the exceptional circumstances which justify allocating the sites identified in the LPR within the National Landscape. Therefore, proposals that meet the requirements of the relevant site allocation policy, along with other relevant policies, will be deemed to be in accordance with the development plan and consistent with national policy.

4.31 The exceptional circumstances necessary to justify the allocation of any sites for major development within NDPs will be expected to be demonstrated through individual neighbourhood plans. Proposals that meet the requirements of the relevant site allocation policy in the neighbourhood plan, along with other relevant policies in the development plan, will be deemed to be in accordance with the development plan and consistent with national policy.

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Settlement Hierarchy

Policy SP3

Settlement Hierarchy

Development in West Berkshire will be required to comply with the spatial strategy set out in policy SP1. The focus of development will follow the District-wide settlement hierarchy which takes account of the function and sustainability of settlements across the District and promotes sustainable communities. The scale of development proposals will be expected to be relative to the existing or proposed level of facilities and services in the settlement, together with their accessibility.

Urban Areas: Newbury, Thatcham, Eastern Urban Area (Tilehurst, Calcot, Purley on Thames)

The urban areas will be the prime focus for housing and economic development, offering development potential through:

a. Regeneration and change in the existing built up area including the redevelopment of suitable previously developed sites for both housing and employment purposes;
b. Strategic and non-strategic sites allocated for housing and economic development through other policies in the LPR and/or neighbourhood plans;
c. The retention of the individual identity of adjacent settlements; and
d. The necessary supporting infrastructure.

Rural Service Centres: Burghfield Common, Hungerford, Lambourn, Mortimer, Pangbourne, Theale

These larger rural settlements offer development potential appropriate to the character and function of the settlement through:

e. Infill or changes of use within the settlement boundary;
f. Non-strategic sites allocated for housing and economic development through other policies in the LPR and/or neighbourhood plans; and
g. Rural exceptions affordable housing schemes

Service Villages: Bradfield Southend, Chieveley, Cold Ash, Compton, Great Shefford, Hermitage, Kintbury, Woolhampton

These smaller rural settlements may offer some limited and small-scale development potential, appropriate to the character and function of the village, in order to meet local needs through:

h. Infill or changes of use within the settlement boundary;

i. Non-strategic sites allocated for housing and economic development through other policies in the LPR and/or neighbourhood plans; and
j. Rural exceptions affordable housing schemes.

Development in smaller settlements with settlement boundaries, and which are not included in the settlement hierarchy, will be delivered in accordance with policy SP1. Development outside of these settlements, in other rural hamlets and in isolated groups of development will be restricted to that which is appropriate in a rural area as set out in policy DM1.

Neighbourhood plans can allocate non-strategic sites for development. These must be located either within and/or adjoining the settlement boundaries of Urban Areas, Rural Service Centres and Service Villages. Strategic site allocations cannot be made within neighbourhood plans.

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Supporting Text

4.32 The policy has been informed by a re-assessment of the existing settlement hierarchy used for the West Berkshire Core Strategy (2006 – 2026) Development Plan Document. The revised and updated settlement hierarchy ensures that new development planned throughout the Plan period continues to be directed to the more sustainable settlements, is appropriate for the settlement in question and is adequately supported by infrastructure and services.

4.33 The hierarchy categorises the District's settlements according to their different roles, and groups them accordingly. At the top of the hierarchy are the larger towns and areas that fulfil the most functions and which are the most sustainable. The smaller settlements with fewer functions are towards the bottom of the hierarchy.

Table 1 District Settlement Hierarchy

Type	Role and function	Settlements
Urban Areas	The main urban areas with a wide range of services and opportunities for employment, community and education. Serving a large catchment area with good levels of accessibility and frequent public transport provided to a large number of destinations.	• Newbury • Thatcham • Eastern Urban Area (Tilehurst, Calcot, Purley on Thames)
Rural Service Centres	Settlements with a good range of key services and opportunities for employment, community and education. They serve a wide catchment area and contain reasonable accessibility and regular public transport provided to a number of destinations.	• Burghfield Common • Hungerford • Lambourn • Mortimer • Pangbourne • Theale
Service Villages	Smaller settlements with a more limited, yet valued, range of key services and opportunities for community and education with some localised employment. They serve a small local catchment, contain a lower level of accessibility and provide often limited public transport in terms of destination choice and ease of commuting.	• Bradfield Southend • Chieveley • Cold Ash • Compton • Great Shefford • Hermitage • Kintbury • Woolhampton

4.34 Development over the plan period will build upon the existing settlement pattern and direct most development to those urban areas which have the infrastructure and facilities to support sustainable growth. The main focus for growth will therefore be Newbury, Thatcham and the east of the District. Focusing further growth in these areas has the potential to make the best use of previously developed land and house residents close to jobs, shops, leisure and cultural facilities and public transport.

4.35 Outside of these areas, the six rural service centres across the District provide a focal point for the surrounding villages and rural areas in terms of the provision of services and facilities. Although they do not have as wide a range of services as the urban areas, they are still sustainable locations.

4.36 There are a number of other villages across the District which have been identified as service villages. Most are in the National Landscape. These offer a more limited range of services but act as focal points for their surrounding rural areas.

4.37 The characteristics of the individual rural service centres and service villages vary, reflective of the diverse nature of West Berkshire. They are not intended to have the same amount of growth as each other; instead, the level of growth will depend on the role and function that they perform for the surrounding spatial area, and will be related to their location, size, range of facilities and services as well as the availability of suitable development opportunities. Their sustainability will be considered alongside other factors, particularly environmental constraints such as the National Landscape or the DEPZ around the AWE sites of Aldermaston and Burghfield. Due to these environmental constraints the development potential within these areas could be more limited and specific regard should be given to policies SP2 North Wessex Downs National Landscape and SP4 Atomic Weapons Establishment (AWE) Aldermaston and Atomic Weapons Establishment (AWE) Burghfield.

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4.38 Any non-strategic residential allocations within neighbourhood plans that are situated within defined settlement boundaries will not count towards meeting the housing requirement figure in policy SP12. This is because there is a presumption in favour of development within defined settlement boundaries and to do so would be inconsistent with the assumptions made in the LPR about the District's overall housing land supply.

4.39 Settlements outside of the settlement hierarchy will deliver additional development but this will be limited to infill or change of use within the settlement where a settlement boundary has been defined, and to rural exception schemes for affordable housing to meet local needs. Some limited development is important for the long-term sustainability of rural communities. Outside these settlements, in the countryside, a more restrictive approach to development will be taken as set out in other policies in the LPR .

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AWE Aldermaston and Burghfield

Policy SP4

Atomic Weapons Establishment (AWE) Aldermaston and Atomic Weapons Establishment (AWE) Burghfield

Within the Office for Nuclear Regulation (ONR) land use planning consultation zones surrounding AWE Aldermaston and AWE Burghfield development will be managed in the interests of public safety, and to ensure that any proposed developments do not adversely affect the defence related operation or capability of the AWE sites.

Development proposals within the land use planning consultation zones that pose an unacceptable risk to the operation of AWE off-Site Emergency Plan (OSEP) and/or adversely affect the defence related operation or capability of the AWE sites will be refused planning permission.

In determining applications, the ONR and AWE/MOD will be consulted on development proposals in the Detailed Emergency Planning Zone (DEPZ) [9], Outer Consultation Zone (OCZ) [10] and 12km consultation zone which meets the ONR consultation criteria as detailed on the ONR website [11]. The ONR and AWE/MOD will be consulted on any proposal that is likely to lead to any increase in the residential or non-residential population (including visitors and workers) of the DEPZ. Development within the DEPZ is likely to be refused planning permission where the ONR, as regulator of the nuclear licenced sites, advise against the proposed development.

Supporting Text

4.40 There are two nuclear licensed sites located in West Berkshire, the Atomic Weapons Establishment in Aldermaston (AWE A) and in Burghfield (AWE B). These are operated by AWE plc on behalf of the Ministry of Defence and regulated by the Office of Nuclear Regulation (ONR) (as well as other regulators).

4.41 Both AWE sites are critical to sustaining the UK government's nuclear deterrent and support national defence and security.

4.42 There are hazards associated with the authorised use of these sites including conventional chemicals, explosives and radiation sources. As a result of the quantities and types of material involved, the sites are also regulated under the following key legislation:

a. The Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPIR)[12]. Both sites fall within the scope of REPPIR legislation. The regulator for these sites is the ONR;
b. Control of Major Accident Hazards Regulations 2015 (COMAH)[13]. Under these regulations AWE A is a Lower Tier COMAH site. The joint regulators for this site are the ONR and the Environment Agency (EA). AWE B does not fall under the COMAH regulations at the present time (2022);

c. Explosive Regulations 2014[14]. Both AWE A and AWE B sites have explosives on site and AWE plc holds an explosives licence for both sites. The regulator is the ONR.

d. Environmental Permitting (England and Wales) Regulations 2016 (EPR). Both sites generate and dispose of radioactive wastes. The regulator is the EA.

4.43 The NPPF outlines that local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.

9 Current and future Detailed Emergency Planning Zone (DEPZ) as defined by REPPIR and as detailed on the Council's website. The extent of the DEPZs (at January 2023) shown in Appendix 3 and the Policies Map could change before the Local Plan is updated or superseded. Policy SP4 will be applied to the latest version of the DEPZ.
10 Outer Consultation Zone (OCZ) and 12km zones as defined by ONR along with relevant distances and centre points. The OCZ and 12km zones are depicted in Appendix 3 and on the Policies Map.
11 https://www.onr.org.uk/our-work/what-we-regulate/other-regulationslegislations/land-use-planning/
12 Radiation - Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPIR)
13 COMAH Guidance
14 Explosives Regulations 2014 -L150

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4.44 Furthermore, the NPPF requires planning policy to promote public safety and take into account wider security and defence requirements. It requires that operational defence sites are not affected adversely by the impact of other development proposed in the area, and that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.

4.45 The NPPF defines major hazard sites, installations and pipelines as 'Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (HSE) (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.'

4.46 Under the REPPIR 19 legislation a Detailed Emergency Planning Zone (DEPZ) must be determined by the local authority where the relevant nuclear site is situated. For the AWE sites this is West Berkshire District Council. This process was undertaken in 2019/20 and reviewed in 2022/23. Under legislation formal reviews of the DEPZ are required to be undertaken at least every three years or as a result of a material change in work with ionising radiation. As such, the extent of the DEPZs shown in Appendix 3 and on the Policies Map could change before the Local Plan is updated or superseded. Policy SP4 will be applied to the latest version of the DEPZ.

4.47 The DEPZ for the AWE sites is the geographic area that in respect of which the AWE Off-Site Emergency Plan (OSEP) covers. The AWE OSEP must set out protective actions which would be implemented without delay to mitigate the likely consequences of a radiation emergency, and the Council, along with the other agencies involved in the AWE OSEP, must be able to respond effectively. The regulators therefore require assurances that the AWE OSEP, owned by the Council, is adequate and can be implemented effectively in order to protect the public.

4.48 The OCZ and 12km land use planning consultation zones for the AWE sites are determined by the ONR and extends from a geographical centre point on each AWE sites. During the plan period there may be changes to the REPPIR legislation and/or in the inputs to the ONR's process which may result in consequential changes to the land use planning consultation zones or consultation criteria, which in turn could result in changes to ONR's advice on particular proposals. These will be kept under review and policy SP4 will be applied to the latest version of the ONR Guidance/Zones.

4.49 In respect of both AWE sites, the ONR and AWE/MOD will be consulted on any planning applications within the DEPZ, the OCZ and the 12km zone which meet the consultation criteria as set out on the ONR website[15]. Developments within these zones may pose an unacceptable risk to the viability and operability of the AWE OSEP and/or adversely affect the defence related operation or capability of the nuclear licensed sites, and advice will be provided to the Local Planning Authority accordingly.

4.50 The ONR's decision making process is detailed on its website. [16] The ONR will normally advise against a particular development should they not receive adequate assurance that the development can be accommodated within the AWE OSEP. As a result, the ONR will consider feedback provided by West Berkshire District Council Emergency Planning Service, as the AWE OSEP owner under REPPIR. Should it be considered that there would be an unacceptable risk to the AWE OSEP the policy makes clear that planning permission will be refused.

4.51 Policy SP4 applies to all development proposals in the land use planning consultation zones, irrespective of whether they comply with other policies including SP1, SP3 and SP17. Applicants considering development proposals within the land use planning consultation zones are strongly encouraged to enter into discussions with the Council at an early stage to establish if there are likely to be any implications on the OSEP as a result of the proposals.

4.52 The land use planning consultation zones for the AWE sites cross over into the following neighbouring councils: Basingstoke and Deane Borough Council, Reading Borough Council and Wokingham Borough Council. The Council will monitor committed and future development proposals in partnership with neighbouring councils, those agencies with duties under REPPIR, and the ONR to understand the impact on the OSEP and the operation of the AWE.

15 https://www.onr.org.uk/our-work/what-we-regulate/other-regulationslegislations/land-use-planning/
16 https://www.onr.org.uk/land-use-planning.htm

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5 Our environment and surroundings

Responding to climate change

Policy SP5

Responding to Climate Change

The principles of climate change mitigation and adaptation will be required to be embedded into new development, improving the resilience of land, buildings and existing and future communities to the opportunities and impacts arising from climate change. All development should contribute to West Berkshire becoming and staying carbon neutral by 2030. Depending on the nature and scale of proposals, development will be expected to satisfy the following criteria:

a. To withstand predictable effects from climate change for its expected lifetime;
b. To take advantage of the latest low and zero carbon technologies and innovations, including digital;
c. To achieve net zero operational carbon development by applying the energy hierarchy, achieving the highest viable levels of energy efficiency, generating and supplying renewable, low and zero carbon energy, and as a last resort carbon offsetting in accordance with policy DM4;
d. To achieve the highest viable levels of energy efficiency;
e. To generate and supply renewable, low and zero carbon energy for its own use and/or local distribution networks in accordance with policy DM4;
f. To provide for sustainable forms of vehicular and personal transport to and from the site and reduce car use in accordance with policies SP19, DM44 and DM45;
g. To enable recycling and waste reduction both during construction and occupation;
h. To manage and conserve adequate water resources and avoid harming water quality and improve it where possible in accordance with policies DM7 and DM6;
i. To demonstrate that flood risk from all sources can be avoided or managed in accordance with policy SP6;
j. To use sustainable urban drainage systems in accordance with policy SP6;
k. To provide for green/blue infrastructure and open spaces within the layout for shading and cooling, to detain surface water run-off and absorb carbon dioxide emissions in accordance with policy SP10;
l. To improve wildlife habitat and species conservation and connectivity to allow for movement in response to climate change in accordance with policy SP11; and
m. To maintain the integrity of the historic environment and to respect the character and improve the environmental performance of heritage assets without compromising their significance in accordance with policy SP9. This necessitates taking a whole building approach informed by heritage expertise.

Proposals should be accompanied by a Sustainability Statement which demonstrates how these principles have been embedded into the development. The level of information provided should be proportionate to the scale and nature of the development proposed.

Supporting text

5.1 Our climate is changing faster than it would otherwise due to our increased burning of fossil fuels for electricity, heating and powering transport as well as our consumption of products such as meat and milk from livestock that produce methane. The gases emitted such as carbon dioxide, methane and nitrous oxide have added to our atmosphere and the greenhouse ‘blanket’ accelerating global temperatures and affecting the climate in ways that could change how we live and our long term behaviours. The effects of climate change include shifts in our seasons, hotter drier summers, warmer wetter winters, rising sea levels and more extreme weather events such as droughts, flash floods, and strong winds.

5.2 National policy is leading the response to climate change but there are measures that can be taken through the Local Plan to incorporate climate impacts into local decision making that radically reduce our contributions to greenhouse gas emissions and adapt development to enable communities and infrastructure to be more resilient to the consequences of climate change. Both reducing the impacts of, and being less vulnerable to, climate change is an essential part of delivering the environmental element of sustainable development.

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5.3 Through the Climate Change Act 2008, the UK has committed to reducing greenhouse gas emissions, and to increase energy generation from renewable sources:

- a 100% (amended by Order in 2019) reduction in net greenhouse gas emissions by 2050 (from 1990 levels);
- sourcing 30-45% of its energy from renewable sources by 2030.

5.4 In the Environment Strategy 2020-2030 for West Berkshire, the District sets a target for carbon neutrality by 2030 being achieved by reducing carbon emissions to 350kt/annum and neutralising that amount by carbon sequestration, local energy and carbon offsetting projects.

5.5 The NPPF requires that local planning authorities adopt proactive strategies to mitigate and adapt to climate change.

5.6 Climate change mitigation means taking action to reduce the causes of climate change, primarily through reductions in greenhouse gas emissions. Designing and constructing developments that are extremely energy efficient and/or make the best use of renewable energy technologies are both ways of helping to mitigate further climate change.

5.7 Climate change adaptation means ways that a development can be adapted to deal with the weather related consequences of climate change. Using water more efficiently, reducing overheating and controlling high levels of rainwater run-off are all examples of adapting a development to respond to changes in our climate.

5.8 The principles of climate change adaptation and mitigation are embedded within this policy and supported by other policies in this Plan.

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Flood risk

Policy SP6

Flood Risk

Flood zones are defined in Planning Practice Guidance (PPG) and the Council's Level 1 Strategic Flood Risk Assessment (SFRA) [17]. Within Flood Zones 2 and 3 (and also on sites of 1 hectare or more in size, and in other circumstances as set out in the NPPF), the sequential approach will be strictly applied across the District. Development within areas of flood risk from any source of flooding, including areas with a history of fluvial, groundwater or surface water flooding, or from areas suffering sewer flooding from overwhelmed sewers will only be supported if it is demonstrated that it is located and designed to ensure that flood risk from all sources of flooding is acceptable in planning terms, and there are no suitable and available sites at a lower flood risk.

A sequential test is needed for all development in all areas of flooding unless:

a. The site is allocated for development and subject to the test at the plan-making stage (provided the proposed development is consistent with the use for which the site was allocated and provided there have been no significant changes to the known level of flood risk to the site, either now or in the future which would have affected the outcome of the test);
b. The site is an area at low risk from all sources of flooding, unless the SFRA, or other information, indicates there may be a risk of flooding in the future; and
c. The application is for a development type that is exempt from the test, as specified in the NPPF.

However applications for the above exceptions should still demonstrate all the requirements for site specific flood risk assessments.

The sequential approach should be followed for all development so that the most vulnerable development is located at the lowest risk flood areas within a site, taking account of all sources of flood risk. Development proposals should also include an assessment of the impact of climate change using appropriate climate change allowances over the lifetime of the development so that future flood risk is taken into account.

Only water compatible uses and essential infrastructure development will be supported in the area defined as functional floodplain (Flood Zone 3b). The exception test will still apply.

If the sequential test shows that it is not possible for an alternative site to be used and therefore development has to be located in a flood risk area, it should be demonstrated that:

d. The development will be safe for its lifetime and not increase flood risk elsewhere;
e. It will reduce the risk where possible and take into account climate change;
f. Safe access and egress from the development will be provided during the 100-year plus climate change event, from any source of flooding;
g. A sequential approach to development layout will be undertaken with the highest vulnerability development located in areas at lowest risk within the site; and

h. Flood mitigation measures will be as set out in the Level 1 SFRA, or any future SFRA.

Evidence provided within the Level 1 SFRA should be used to apply the sequential test as well as provide evidence to show that other reasonably available sites appropriate for the proposed development have been adequately considered.

In addition to the sequential test, the exception test must be applied in certain situations according to national policy. This includes highly vulnerable development in Flood Zone 2, essential infrastructure in Flood Zone 3a or 3b, and more vulnerable development in flood zone 3a. The exception test should demonstrate how flood risk would be managed on site so that the development is safe taking into account the vulnerability of its users, and that it will not increase flood risk elsewhere. The exception test will also need to show that the sustainability benefits of the development to the community outweigh the flood risk.

17 West Berkshire Level 1 Strategic Flood Risk Assessment: https://info.westberks.gov.uk/sfra

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Development will only be permitted in areas at risk of flooding if either of itself or cumulatively it can be demonstrated:

i. Through the sequential and exception test (where required), that the benefits of the development to the community outweigh the risk of flooding;
j. It would not have a detrimental impact or impede on the flow of fluvial flood water, surface water or obstruct the run-off of water due to high levels of groundwater;
k. It would not increase the number of people, property or infrastructure at risk of flooding;
l. It would not reduce the capacity of the floodplain to store water and includes or contributes to compensation, flood mitigation and/or protection measures, where necessary, to manage flood risk associated with or caused by the development;
m. It would not cause new or exacerbate existing flooding problems, either on the proposal site or elsewhere and would increase the flood storage capacity of the floodplain where possible;

n. Provision is made for the long term maintenance and management of any flood protection and or mitigation measures for the lifetime of the development;
o. Safe access and exit from the site can be provided for routine and emergency access under both frequent and extreme flood conditions; and
p. Natural flood management measures can be implemented where possible.

Mitigation measures should be considered as a last resort to address flood risk issues where the sequential and exception tests have demonstrated that development is necessary for wider sustainability benefits.

Proposed development will require a site specific flood risk assessment (FRA) if it meets any of the following criteria:

q. All developments greater than 1ha in size located in Flood Zone 1.
r. All developments located within Flood Zone 2 or 3, or 1 in 100-year flood extent plus climate change. This includes standing advice for minor developments such as non-residential extensions, alterations which do not increase the size of the building or householder developments. It also includes changes of use of an existing development.
s. All developments where proposed development or a change of use in development type could be subject to other sources of flooding. This applies to those less than 1ha in Flood Zone 1.
t. All developments located in an area which has been highlighted as having critical drainage problems by the lead local flood authority or the Environment Agency.

Development proposals will be required to incorporate appropriate comprehensive flood risk management measures as agreed with the Environment Agency or the Council as Lead Local Flood Authority. FRAs should be proportionate to the proposal and follow the latest government guidance on development and flood risk, complying with the approach recommended in national planning policy and guidance as well as the West Berkshire SFRA in appraising, managing and reducing the consequences of flooding both to and from a development site. Information on FRAs is also set out within the Level 1 SFRA.

A Cumulative Impact Assessment (CIA) forms an addendum to the Level 1 SFRA, and it identifies those river catchments where the level of flood risk and development pressures mean they could be affected by cumulative impacts. Where the latest CIA identifies high sensitivity to cumulative impacts, all development proposals must be accompanied by a Surface Water Drainage Strategy.

All new development close to rivers and culverts should take advantage of the opportunity presented to improve and enhance the river environment, water quality, and contribute to biodiversity targets. To enable this, an undeveloped 10 metre buffer zone alongside main rivers and, where practicable and appropriate, ordinary watercourses should be provided. This buffer zone should be on both sides of the watercourse and be measured from the top of the river bank at the point at which the bank meets the level of the surrounding land.

In 2018 the Environment Agency identified Newbury and Thatcham as a nationally significant Flood Risk Area. In line with the recommendations of the CIA, a Surface Water Drainage Strategy will be required for all developments in Newbury and Thatcham regardless of their size.

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On all development sites, in order to restrict or reduce runoff, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS) in accordance with the SuDS Supplementary Planning Document, best practice, and the Non-statutory Technical Standards for Sustainable Drainage[18].

Restriction to greenfield run-off rates and volumes, for all new development on undeveloped sites should be provided, unless it can be demonstrated that this is not achievable, for all rainfall events up to and including the 1 in 100 year, including an allowance for climate change. For pre-developed sites a restriction to greenfield run-off rates and volumes, should be provided, unless it can be demonstrated that this is not achievable. For pre-developed sites, a maximum discharge rate equivalent to 50% of the existing 1 in 100 year runoff rate would be accepted. SuDS should also provide other benefits where possible such as water quality, biodiversity and amenity.

Supporting Text

5.9 The risk of flooding within West Berkshire is widespread, arising not only from rivers, but also from surface water and groundwater, and sewer flooding. This policy aims to achieve a planning solution to flood risk management wherever possible, steering vulnerable development away from areas affected by flooding.

5.10 Under the NPPF, development is classed as ‘essential infrastructure’, ‘less vulnerable’, ‘more vulnerable’, highly vulnerable’ or ‘water compatible’. Table 2 of the Planning Practice Guidance [19] provides further detail of the type of development considered appropriate for each Flood Zone, where development is not permitted, and where development is allowed only when an exception test is passed.

5.11 The Council has undertaken a SFRA of the District which has been agreed with the Environment Agency. This study supports this policy and has been used to evaluate allocation sites. It has considered all sources of flooding including fluvial, surface water, groundwater, sewers and reservoirs, both now and in the future, taking climate change into account.

5.12 Information on flood risk is being updated continuously and flood risk identified in the SFRA may change. The most up-to-date flood risk information should always be used to inform planning applications, including future SFRAs and the Flood Zones identified by the Environment Agency Flood Map for Planning. [20]

5.13 Definitions for the following terms used in this policy can be found in the NPPF, Planning Practice Guidance, and the the West Berkshire SFRA.

Sequential test, exception test, and sequential approach

5.14 The aim of the sequential test is to direct new development to areas at the lowest risk of flooding from all sources, both now and in the future, to ensure that areas with little or no risk of flooding are developed in preference to areas at higher risk. Development should not be permitted if there are reasonably available sites in areas with a lower risk of flooding. The sequential test is required in accordance with national policy.

5.15 In line with Planning Practice Guidance, the area of search for the sequential test should be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases it may be identified from other policies contained within the LPR, for example policies SP1, SP3 and DM1. Alternatively it may be identified through evidence produced for the LPR, for example the 2016 Berkshire Functional Economic Market Area (FEMA) Study identified the Western Berkshire FEMA which comprises of West Berkshire District.

5.16 If it is not possible for development to be located in areas at lower risk of flooding, the exception test may need to be applied. The need for the exception test will depend on the vulnerability of the proposed development and the Flood Zone as set out in Planning Practice Guidance ‘flood risk vulnerability classification’ and ‘flood risk vulnerability and flood zone compatibility table’.

18 DEFRA Non-statutory Technical Standards for Sustainable Drainage Systems: https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards

19 Table 2 Flood Risk Vulnerability Classification, Planning Practice Guidance: https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-2-Flood-Risk-Vulnerability-Classification

20 Environment Agency Flood Map for Planning: https://flood-map-for-planning.service.gov.uk/

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5.17 The sequential approach should be taken when determining the layout of a development site, meaning the most vulnerable development should be sited in the areas of lowest flood risk within the site.

5.18 The Council's SFRA provides the necessary information for the sequential and exception tests to be applied. Early discussions with the Environment Agency and the Council are encouraged, at the pre-application stage, for sites within flood risk areas, to address flooding issues.

Flood Risk Assessment

5.19 A site-specific FRA is required for any development located within areas identified as being at risk of flooding identified within the SFRA as well as locations prescribed by national policy.

5.20 A FRA should refer to guidance in the Planning Practice Guidance [21] and assess in detail the level of flood risk to the site, including but not limited to:

a. The area liable to flooding from all sources of flood risk, including fluvial, surface water, groundwater, artificial sources and drainage;
b. The probability of flooding occurring now and over time;
c. The extent and standard of existing flood defences and their effectiveness over time;
d. The likely depth of flooding;
e. The rates of flow likely to be involved;
f. The routes of safe access and egress from the site during flood events;
g. The nature and currently expected lifetime of the development proposed;
h. The potential impacts of climate change.

5.21 Proposals for the design of the site should:

a. Be performed in accordance with the requirements of the sequential test and, when necessary, the exception test;
b. Not increase flood risk, either upstream or downstream, of the site, taking into account the impacts of climate change;
c. Ensure that where development is necessary in areas of flood risk (after application of the sequential and exception tests and the sequential approach), it is made safe from flooding for the lifetime of the development, taking into account the impact of climate change;
d. Use opportunities provided by new development to reduce flood risk and provide betterment within the site and elsewhere;
e. Identify safe access and egress routes for the site.

5.22 In circumstances where FRAs are prepared for windfall sites, then they should include evidence that demonstrates that the proposals are in accordance with the policies set out in the development plan.

5.23 It is recommended that all sites within Flood Zone 1 should carry out an assessment of localised flood risks, including surface water flooding. The cumulative impact of minor development, including development permitted without the need for a planning application, could also affect local flood storage capacity or flood flows. The Environment Agency's Standing Advice should be referred to prior to designing a development.

5.24 The Council will consult the Environment Agency where it has indicated that it wishes to be involved in the planning process. The Environment Agency's Flood Risk Assessment Standing Advice [22] provides information to local planning authorities on which applications it wishes to be consulted on in relation to flood risk. The Environment Agency's guidance 'Approach to Groundwater Protection' [23] should be referred to for developments which may impact groundwater.

21 Planning Practice Guidance Flood Risk Assessment Checklist: https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section
22 DEFRA and the Environment Agency Review Individual Flood Risk Assessments: Standing Advice for Local Planning Authorities: https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities
23 https://assets.publishing.service.gov.uk/media/5ab38864e5274a3dc898e29b/Envirnment-Agency-approach-to-groundwater-protection.pdf

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Cumulative Impacts

5.25 Under the NPPF, strategic policies and their supporting SFRAs are required to consider cumulative impacts in, or affecting, local areas susceptible to flooding, rather than just to or from individual development sites. Cumulative impacts are defined as the effects of past, present, and future activities on the environment.

5.26 A Cumulative Impacts Assessment was prepared as an addendum to the Level 1 SFRA, and this identifies several river catchments where the level of flood risk and development pressures mean they could be affected by cumulative impacts. It sets out measures to manage the risk, and these have been incorporated within the policy.

Newbury and Thatcham Flood Risk Area

5.27 Within the 2018 Environment Agency Preliminary Flood Risk Assessment for England, the Newbury and Thatcham area has been designated as a nationally significant Flood Risk Area for surface water flood risk.

5.28 Development proposals within the Newbury and Thatcham Flood Risk Area, as shown within the Thames River Basin District Flood Risk Management Plan 2021 to 2027 [24], will require a Surface Water Drainage Strategy.

Water Framework Directive

5.29 The policy seeks to ensure that the requirements of the Water Framework Directive are taken account of in site design and layout. Development should look at opportunities for river restoration and enhancement, and projects which reconnect rivers with their floodplains. These ideas and plans should be incorporated into plans for new development from an early stage. Options include natural flood management, backwater creation, de-culverting and naturalising the channel through in-channel habitat enhancements and removal of structures. There may be opportunities in river enhancement and restoration to include historic water management features such as water meadows. Care should be taken when creating ponds and earthwork-moving to ensure fragile archaeological features are not destroyed heedlessly.

5.30 The culverting of an ordinary watercourse or alteration to an existing culvert requires prior consent form the Land Drainage Authority under the Ordinary Watercourse Consent process. West Berkshire Council, like the Environment Agency, is generally opposed to culverting ordinary watercourses due to the adverse ecological, flood risk, human safety and aesthetic impacts.

Sustainable Drainage Systems (SuDS)

5.31 It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding. The policy seeks to ensure that development provides appropriate measures for the management of rainfall (surface water) as an essential element of reducing future flood risk to both the site and its surroundings. SuDS (eg. green roofs, ponds and permeable surfaces), should be incorporated unless inappropriate. The integration of a SuDS scheme is dependent upon the topography, geology and soil conditions (including contamination) of the site and its surrounding area. Requirements and design principles for managing surface water runoff and drainage in the district are outlined in detail within the West Berkshire SuDS Supplementary Planning Document and the SuDS Manual published by CIRIA (C753) [25].

24 Thames River Basin District Flood Risk Management Plan 2021 to 2027 (page 214): https://assets.publishing.service.gov.uk/media/6380a45d8fa8f56ea9d462d8/Thames-FRMP-2021-2027.pdf

25 The SUDS Manual, CIRIA: https://www.westberks.gov.uk/media/62436/CD4-6-Appendix-E/pdf/CD4.6_-_Appendix_E.pdf?m=1745513264453

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Design quality

Policy SP7

Design Quality

New development will be required to strengthen a sense of place through high quality locally distinctive design and place shaping. This will enable healthy place making, creating places that are better for people, taking opportunities available for conserving and enhancing the character, appearance and quality of an area and the way it functions.

Development proposals will be expected to show how they have responded positively to both national and local design guidance. At a national level this includes the characteristics of a well-designed place as set out in the National Design Guide (2021), or as superseded, and at a local level, this includes neighbourhood plans, design guides or codes and relevant community planning documents that identify the local character and distinctiveness of an area which is valued by local communities.

Supporting Text

5.32 A sense of place is about ensuring that development responds in a holistic way. The Building Better, Building Beautiful Commission [26]notes that new development should be designed to fit into the life and texture of the place where it occurs and should also aim to be an improvement of that place. It promotes beautiful buildings in beautiful places, where they are also beautifully placed.

5.33 In that context, the purpose of this policy is to ensure that all new development across West Berkshire is of the highest possible design quality, in line with both national and local design guidance.

5.34 For new development to comply with the National Design Guide: [27] ()and be of the highest possible design quality, proposals for new development should demonstrate a positive response to the following characteristics of a well-designed place:

a. Context – Proposals for new development should enhance the surroundings by beginning with an understanding of an area's existing character and context and its design should evolve from West Berkshire's high quality and diverse landscape character and rich built and cultural heritage.
b. Identity – New development should be attractive and distinctive, complementing and enhancing existing areas, using architectural distinctiveness (through both the quality and choice of construction materials and techniques) and high quality design, to reinforce local identity and to create a sense of place; one that is successful and enjoyed. Architectural design should be appropriate and sympathetic to the setting, in terms of height, massing, scale, proportions, roof form, materials, night and day visibility, elevation, vernacular detailing (where relevant), hard and soft landscaping, curtilage and boundary treatment.
c. Built form – All forms of development should be designed appropriately in terms of nature, location and scale. When assessing an application consideration will be given to the impact of the scheme taking into account existing approved and proposed development in the same locality and considering the cumulative impact of development over time.
d. Movement - Proposals will be designed to enhance the way an area functions in practical terms through a mix of land uses, by ensuring the development is well connected, accessible, safe and easy for people to find their way through and around.
e. Nature – Development will be designed to strengthen green infrastructure in accordance with policy SP10 and should include arrangements for its long term maintenance and management. Design proposals will create habitats and select species that are locally characteristic, taking opportunities to design wildlife habitats into the fabric of buildings and enhance wildlife connectivity in accordance with policy SP11.
f. Public spaces - A sense of place can be created through a full understanding of how new development contributes to the character of an area and adapting design techniques to create places that feel safe, and secure; places that feel inclusive and people enjoy using; places that promote physical activity, enhance social connections and strengthened mental health; and places that people can identify with and can take pride in or responsibility for their upkeep. Development will be comprehensive at a human scale using gateways, focal points and

26 Building Better, Building Beautiful Commission: https://www.gov.uk/government/groups/building-better-building-beautiful-commission
27 National Design Guide: https://www.gov.uk/government/publications/national-design-guide

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landmarks as appropriate. Landscape treatment, street furniture and infrastructure will be of the highest quality and have a clear purpose. Opportunities for the integration of high quality public art will be considered. Opportunities for the planting of trees and other soft landscaping will be maximised.

g. Uses – New development will help to create more sustainable and socially inclusive places by contributing towards the provision of a mix of uses that support everyday activities including living, working and playing; and by delivering an integrated mix of tenures and housing types.

h. Homes and buildings – New development should be designed to be functional, healthy and sustainable, and all residential development should comply with the nationally described space standards, as set out in the Technical Housing Standards (2015) or as superseded. New development should provide a high quality of amenity and privacy for occupants of the development and neighbouring properties and land, having regard to overlooking, access to natural sunlight, outlook and amenity space, in line with policy DM30. Development will be designed to provide appropriate open space provision in terms of amount, layout and location in accordance with policy DM40.

i. Resources – New development should respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials, solar gain, in accordance with policy SP5. New development should be designed to include the provision of high quality, secure, accessible and where possible integrated storage for general and recycling waste, heating fuel, and transport related equipment.

j. Lifespan – New development should be made to last and able to adapt to changing future needs and technologies over time.

5.35 New waterside development adjacent to the Kennet & Avon Canal should seek to positively address the water, integrate the towing path and open up access to the water, link the waterside space to the water, make use of the water itself, incorporate access improvements, engage with the benefits of being by the water, and reflect the scale of the local waterway to the wider neighbourhood. In accordance with policy SP6, where practicable and appropriate, any development should include an undeveloped buffer zone of 10m on both sides of the Canal.

5.36 Use of the National Design Guide and other national design guidance, including [28]principles will be supplemented through the use of more detailed local design guidance. These currently include the Council's Supplementary Planning Document 'Quality Design – West Berkshire', Conservation Area Appraisals, and Shopfronts and Signs Supplementary Planning Guidance, and neighbourhood plans.

5.37 The Council also actively encourages the production of non-statutory community planning documents such as town and village design statements and parish plans. Where they have been adopted or endorsed by the Council will use the relevant elements within them to inform and support the policies contained within the Local Plan. Local design guidance can emphasise the unique characteristics which give a particular place its local distinctiveness and also highlight the importance of the richness in detail. Choosing the right materials which are appropriate and sympathetic to the local vernacular, for instance, will greatly help new development to fit harmoniously with its surroundings and ensure that it reflects and respects existing local character.

5.38 For development which affects the North Wessex Downs National Landscape these documents also include 'Guidance on the Selection and Use of Colour in Development' (2021) [29]https://www.northwessexdowns.org.uk/wp-content/uploads/2021/11/WD_guidance_screen.pdf and 'A Guide to Good External Lighting' (2021) [30] published by the North Wessex Downs National Landscape.

5.39 Development proposals should be accompanied by all necessary supporting information. The Council publishes a local list of documents that are required as part of planning applications and developers are encouraged to ensure their proposals comply with this list.

28 Secured by Design Secured by Design: *https://www.securedbydesign.com/guidance/design-guides*
29 'Guidance on the Selection and Use of Colour in Development':
30 'A Guide to Good External Lighting': https://www.northwessexdowns.org.uk/wp-content/uploads/2021/11/Lighting_Guide_07-05_MEDRES.pdf

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Landscape character

Policy SP8

Landscape Character

Landscape led development which conserves and enhances the diversity and local distinctiveness of the landscape character of the District will be supported.

The natural, cultural, and perceptual components of the character of the landscape will be considered as a whole. Particular regard will be given to:

a. Its valued features and qualities;
b. The sensitivity and capacity of the area to change; and
c. Ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.

Development should be demonstrably informed by and respond positively to the evaluation of the distinctive landscape character areas set out in the West Berkshire Landscape Character Assessment (2019) and other relevant landscape character assessments. These assessments provide an understanding of the valued characteristics, features and qualities of identified local landscape character areas across West Berkshire.

Proposals for development should be accompanied by an appropriate landscape assessment carried out in accordance with the current guidance from the Landscape Institute and Institute of Environmental Management & Assessment. The level of information provided should be proportionate to the scale and nature of the development proposed but should be sufficient to allow an informed assessment of the potential landscape and visual effects of the proposed development. The assessment should demonstrably inform the detailed design of the development, including its layout, form, scale and appearance in accordance with policy SP7.

Supporting Text

5.40 One of the key issues facing West Berkshire is the conservation and enhancement of the distinctive local character of both the natural, and built and historic environment. It helps local people in West Berkshire achieve sustainable development. The high quality diverse landscape character with its rich cultural and natural heritage contributes to the enjoyment and overall quality of life of everyone in the District. Having an understanding of this distinctive character and using this as a positive tool in accommodating necessary change will ensure that the inherent qualities and valued features of West Berkshire's landscape will continue to be appreciated.

5.41 Conserving and enhancing the distinctive landscape character of the District is given considerable weight in line with national policy which sets out that valued landscapes should be protected in a manner commensurate with their statutory status or identified quality in the development plan.

5.42 74% of the District lies within the North Wessex Downs National Landscape, extending from Wiltshire in the west and Oxfordshire in the north, over the Berkshire Downs. At West Berkshire's eastern boundary, the River Thames, the North Wessex Downs National Landscape adjoins the Chilterns National Landscape above Purley-on-Thames and then curves back around the north of Newbury before returning south to cover part of the Hampshire Downs. The National Landscape is characterised by the quality of its chalk landscape which ranges from remote open downland, dramatic skyline escarpments, contrasting wooded downland, and the small scale intimate settled river valleys of the Lambourn and Pang. As a nationally valued and designated landscape, the North Wessex Downs National Landscape will be conserved and enhanced in accordance with its national status and this is set out in policy SP2.

5.43 A landscape does not have to have a designation to be valued locally. Outside the National Landscape, the River Kennet and the inter-connected Kennet & Avon Canal, from Newbury to Reading, lies within a distinctive broad corridor of an open lowland landscape characterised by a variety of wetland habitats including wet meadow, reed bed, and flooded gravel workings. Further to the south and east there are small areas of remnant heath with the Ministry of Defence owning large tracts of land at Aldermaston and Burghfield.

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5.44 Value can apply to areas of landscape as a whole or to individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. There are no locally designated landscapes in West Berkshire. All landscapes across the District have some degree of value and all development should therefore respond positively to the identified character and valued qualities inherent in that local landscape. The West Berkshire Landscape Character Assessment 2019 evaluates and provides an understanding of what is important and why, for each identified local landscape character area across the District. It provides a framework for informed decisions to be made as to whether different landscapes should evolve by:

- Conserving the existing and historic character;
- Enhancing existing character by introducing new features into the landscape;
- Strengthening or restoring a previous character; or
- Creating a new character when a sense of place and local distinctiveness have been eroded or lost.

5.45 Other relevant landscape character assessments include the North Wessex Downs AONB Landscape Character Assessment (2002), which was produced in order to manage and guide change across a designated area extending beyond West Berkshire. In addition, Historic Landscape Characterisation (2007) and Historic Environment Character Zoning (2007) [31], which provide a sound understanding of the historic environment context of West Berkshire, can also be used by the Council to inform and support planning decisions.

5.46 The character of the landscape in West Berkshire is defined by the historic processes that have shaped and formed the landscapes that exist today. Having an understanding of these processes and the way the historic environment of the District has influenced settlement patterns and the sense of place of particular areas is essential when accommodating future development. Settlements are a key component of the landscape, and in West Berkshire most settlements can trace their origins back over many hundreds of years. The separate and distinctive identity of these individual settlements helps to define communities and is an important feature of the local character of West Berkshire. A variety of rural settlement forms can be seen, from the nucleated patterns common on the chalk downs to the more dispersed patterns found in the southern part of the District. Much of the pressure for development is around the edges of settlements, which can physically lead to coalescence or introduce an increase in activity which has an urbanising effect. Despite this, a key feature of even the larger settlements 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 retention of these actual and perceived visual breaks remains important for the continued maintenance of the existing settlement form, pattern and character.

5.47 The policy makes clear that proposals for development should be accompanied by an appropriate landscape assessment carried out in accordance with the current guidance from the Landscape Institute and IEMA. Depending on the scale and nature of the proposals this will either be a formal Landscape and Visual Impact Assessment (LVIA) typically as part of an Environmental Impact Assessment (EIA) or less formally as a Landscape and Visual Appraisal (LVA). Regardless of the scale of the assessment, it should address both the potential landscape effects and also the potential visual effects that may result from the development. Detailed development proposals will then be expected to respond positively to this assessment to ensure they conserve and enhance landscape character by strengthening a sense of place in accordance with policy SP7.

31 https://info.westberks.gov.uk/historicenvironmentprojects

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Historic environment

Policy SP9

Historic Environment

Positive action will be taken to ensure that opportunities for the conservation and enjoyment of the historic environment are maximised. For example, this will include, but not be limited to:

- producing conservation area appraisals and management plans;
- maintaining a local list of non-designated heritage assets; and
- maintaining a list of local heritage assets which are at risk, but which do not meet the criteria for inclusion on the national Heritage at Risk Register.

The historic character, sense of place, environmental quality and local distinctiveness of West Berkshire will also be sustained and enhanced through new development, including promoting heritage-led regeneration where appropriate and delivering public benefits from the District's archaeological resources. Development proposals will be required to conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of archaeological, architectural, artistic or historic interest, or of landscape or townscape significance. These heritage assets include:

a. Listed Buildings;
b. Scheduled Monuments and archaeological sites of national importance;
c. Registered Parks and Gardens;
d. Registered Battlefields;
e. Conservation Areas;
f. Buildings, monuments, sites, places, areas and landscapes that have been added to the West Berkshire Local List of Heritage Assets; and
g. Other places, spaces, structures and features which may not be formally designated but are recognised as significant elements of West Berkshire's heritage and are positively identified on the West Berkshire Historic Environment Record, or through the development management or other planning processes.

Development that has an impact upon a heritage asset, whether designated or non-designated, will be expected to maximise opportunities to preserve, enhance, or better reveal the asset's significance including the contribution to that significance made by its setting, and make a positive contribution to local character and distinctiveness through high standards of design in accordance with policy SP7.

Weight will be given to the conservation of the District's heritage assets in a manner according to their importance. Any harm to the significance of a designated or non-designated heritage asset must be justified. All proposals affecting a heritage asset, including its setting, should be accompanied by a 'Statement of Heritage Significance', in accordance with the current guidance from Historic England. For known assets of archaeological interest, or on land where there is archaeological potential, an archaeological desk-based assessment will be required as a minimum. The level of information provided should be proportionate to the scale and nature of the development proposed but should be sufficient to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset.

Development which would lead to substantial harm to, or loss of, the significance of a designated heritage asset, including the contribution to that significance made by its setting will not be permitted, unless –

h. This harm is demonstrated necessary to achieve substantial public benefits that cannot otherwise be achieved and which outweigh that harm; or
i. The nature of the asset prevents all reasonable uses of the site; and
j. No viable use of the asset can be found in the medium term through appropriate marketing that will enable its conservation; and
k. Conservation by grant funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
l. The harm or loss is outweighed by the benefit of bringing the site back into use.

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Development which would lead to less than substantial harm to the significance of a designated heritage asset, including the contribution to that significance made by its setting will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Where development would affect the significance of a non-designated heritage asset, a balanced judgement will be made which has regard to the scale of any harm or loss and the significance of the heritage asset.

Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made available for public benefit, as a minimum through the deposition of evidence with the West Berkshire Historic Environment Record. Archaeological archives resulting from investigations in West Berkshire should be deposited in West Berkshire Museum or an appropriate digital depository, with provision made for ongoing conservation, storage, access and interpretation.

Proposals for development will be informed by and respond to:

m. The nature and potential of heritage assets identified through the West Berkshire Historic Environment Record and the extent of their significance;
n. Relevant historic landscape character assessments;
o. Other features identified in various settlement character studies including the Newbury Historic Character Study and Conservation Area Appraisals; and
p. The West Berkshire Historic Environment Action Plan (HEAP).

Supporting Text

5.48 People have left their mark on our landscape for over ten thousand years, modifying natural features, utilising local materials, cultivating the soil and creating monuments, buildings and settlements. This multi-layered interaction of humans and their environment tells our story and gives us a perspective on our own times. West Berkshire's historic environment is therefore a positive and irreplaceable resource, valuable not only in social, educational and economic terms, but as a frame and reference point for the creation of distinctive places for existing and future generations to enjoy. It shapes the District's sense of identity and is intrinsically linked to the quality of life of its residents, the success of its existing businesses and the wider cultural profile that West Berkshire projects to potential investors and visitors. The Local Plan therefore sets out to implement a positive strategy for the conservation, enhancement and enjoyment of the historic environment across the District as a fundamental approach to sustainable development.

5.49 The policy gives weight to conserving the significance of heritage assets and their settings in a manner according to their importance. Heritage assets include any valued component of the historic environment, be it a building, monument, site, place, area or landscape, identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified as 'non-designated' heritage assets.

5.50 There are a wide variety of heritage assets across West Berkshire, ranging in age from the early prehistoric to the modern day and in scale from landscape parks to milestones.

5.51 Designated heritage assets in 2020 include:

- 53 Conservation Areas
- Approximately 1900 Listed Buildings
- Approximately 90 Scheduled Monuments
- 12 Registered Parks and Gardens
- 1 Registered Battlefield, the First Battle of Newbury 1643

5.52 Non-designated heritage assets include:

- Those that have been entered onto the West Berkshire Local List of Heritage Assets
- Assets not yet on the West Berkshire Local List of Heritage Assets but which have been identified as having heritage interest
    - In the West Berkshire Historic Environment Record;

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- During the development management process;
- Through other planning processes to assess local character, such as conservation area and village character appraisals;
- Through neighbourhood plans; and
- Through site assessments undertaken as part of the Local Plan

- 1 Battlefield included in the Appendix of the Battlefields Register, the Second Battle of Newbury 1644
- Nationally important but non-scheduled archaeological remains, which should be considered subject to the policies for designated heritage assets
- Registered commons
- Historic Public Rights of Way

5.53 Historic England produces an annual register of designated heritage assets known to be at risk as a result of neglect, decay or inappropriate development. In West Berkshire the Heritage at Risk register (HAR) has included Grade I or II* Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, the Registered Battlefield, and Places of Worship. The Battlefield of the First Battle of Newbury 1643 was removed from the Heritage at Risk Register in 2017. The Council in collaboration with the West Berkshire Heritage Forum will also maintain a list of other local heritage assets which are at risk but which do not meet the criteria for inclusion on the HAR. These may be Grade II listed buildings or non-designated heritage assets. Emphasis will continue to be given to finding solutions for those assets that are at risk through discussions with owners, management plans, stewardship schemes and partnership working.

5.54 Under the NPPF, local authorities should maintain or have access to a Historic Environment Record (HER). The West Berkshire HER is the principal register of the physical remains of past human activity in the area, including designated and non-designated assets and those on the Heritage at Risk register. It is the primary index to the archaeological investigations that have taken place in the District as well as to a wide range of sources of information from books to unpublished reports, and historic maps to aerial photographs, and the locations of these sources in libraries and record offices. The HER is a dynamic information service and public record, which serves both as an evidence base for the planning process and as the recipient of new knowledge gained through developer-funded fieldwork and community projects.

5.55 The HER will be used to:

- Assess the significance of heritage assets and the contribution they make; and
- Predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Many heritage assets remain undiscovered.

5.56 Where development will lead to the loss (wholly or in part) of heritage assets, developers will be required to record and advance our understanding of the significance of the asset or relevant part of it. However the ability to investigate and record a heritage asset is not a factor in deciding whether consent for its destruction should be given. Knowledge which advances our understanding of the past is the core purpose of archaeological work. This public benefit will be best achieved if the recording is undertaken by a professionally accredited organisation or individual with appropriate expertise, complying with best practice and taking account of research frameworks. The resultant report should be deposited with the West Berkshire HER, but for investigations with particular important or unusual findings, publication through books and journals may be appropriate.

5.57 Any archaeological recording project will also involve the compilation, deposition and conservation of an archaeological archive as the record of the original findings and the raw material for future research. The West Berkshire Museum is the collecting body for physical documentary and material archaeological archives derived from any site researched or investigated within the unitary authority of West Berkshire. Digital archives should be deposited with an accredited digital repository. Provision should be made for the curation and safe-guarding of archaeological archives to ensure continued public engagement for the purposes of exhibition, learning and enjoyment.

5.58 Development proposals likely to affect the significance of a designated or non-designated heritage asset, including the contribution to that significance made by its setting, are required to demonstrate a thorough understanding of context, the significance of the asset and any potential impacts on that significance through the preparation of a proportionate heritage statement. This should be in the form of a ‘Statement of Heritage Significance’, in accordance with Historic England Advice Note 12 ‘Statements of Heritage Significance: Analysing Significance in Heritage Assets’. Statements of Heritage Significance must be proficient, objective and impartial in order to be of greatest value to the decision making process and should provide sufficient information to demonstrate how the proposals would contribute

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to the asset's conservation. For known heritage assets of archaeological interest, an archaeological desk based assessment should be provided and, where there is archaeological potential, pre-determination field evaluation may be necessary. As a minimum the West Berkshire Historic Environment Record should be consulted.

5.59 Heritage assets rarely prevent development schemes where their significance has been properly assessed and understood from the outset. Indeed, the most successful schemes often arise from this understanding and an appreciation of the social, cultural, economic, and environmental value that can be gained from their retention, sympathetic re-use and successful integration. Preserving embodied energy through the re-use and adaption of existing historic buildings for example, can be more sustainable than constructing new buildings. Proposals for energy saving measures should be designed with the knowledge and understanding of the building's significance. Getting the balance right and avoiding unintended consequences, is best done with a holistic 'whole building' approach in accordance with the current guidance from Historic England. This helps to highlight and resolve uncertainties and reconcile conflicting aims, ensuring that energy efficient measures are suitable, robust, well integrated, properly coordinated and sustainable.

5.60 A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Advice from the Council's officers should be sought in the process of creating proposals; early assessments, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an initial stage. This is particularly relevant where heritage assets have received little previous attention, or where there is archaeological potential. Such studies can reveal alternative development or design options, such as more compatible uses or a more appropriate scale of development. These schemes are more likely to minimise harm and deliver public benefits in a sustainable and appropriate way.

5.61 Having an understanding of the way the historic environment of the District has influenced settlement patterns, and the sense of place of particular areas across West Berkshire, is essential when accommodating future development. Relevant landscape character assessments, including Historic Landscape Characterisation (2007) and Historic Environment Character Zoning (2007) will be used by the Council to inform and support planning decisions. At a more detailed level, these will be supplemented by the use of relevant settlement character studies, including the Newbury Historic Character Study (2006), and adopted Conservation Area Appraisals.

5.62 The historic environment belongs to the whole community and everyone should be able to participate in sustaining this shared resource. One mechanism for achieving this is through the West Berkshire Heritage Forum, a partnership established in 2009 to recognise, promote and protect the District's heritage. The West Berkshire Historic Environment Action Plan (HEAP), published by the West Berkshire Heritage Forum, describes the character and evolution of the area as a whole and identifies its significant historic components. These include Mesolithic sites in the Kennet Valley; transport routes such as the Ridgeway and other old drove roads, the Kennet & Avon Canal and the Great Western Railway; pottery and brick manufacture and the cloth industry; Civil War battles; and the sites associated with the Cold War, nuclear technologies and peace protests. The HEAP identifies key issues and opportunities and provides an overview of the actions required to ensure long term conservation. Its aims encompass the promotion of greater awareness, understanding and enjoyment of the historic environment and advocacy of a multi-agency approach to sustainable management.

5.63 Since 2012 the Council has also been working with the West Berkshire Heritage Forum and local communities to compile a 'West Berkshire Local List of Heritage Assets'. The list is regularly updated as new assets are identified. Successful conservation and enhancement of the historic environment of the District can only be achieved through partnership and co-operation. To this end the Council will continue to work closely with the West Berkshire Heritage Forum and local communities to ensure that decisions continue to reflect the value the public places on it.

5.64 The Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the District's 53 Conservation Areas. As part of this duty and as part of its strategy to maximise opportunities for the conservation and enjoyment of the historic environment the Council is undertaking a phased programme of Conservation Area Appraisals (CAAs), in partnership with the West Berkshire Heritage Forum. As well as helping to define what is special about a particular Conservation Area, the project will provide local communities with an understanding of how and why Conservation Area status is appraised, designated, and applied in future development and conservation management decisions. This will help communities better engage with the management of change in their area, allowing them to more effectively champion the significance and values of local heritage. The project has involved the setting up of a Conservation Area Working Group, which has developed a 'Toolkit', which contains a variety of guidance, list of resources, and an appraisal report template, to assist parish councils and volunteers in undertaking a Conservation Area Appraisal and Management Plan.

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Green Infrastructure

Policy SP10

Green Infrastructure

The Council will strengthen both local and strategic green infrastructure (GI) assets across the District. This will be achieved by protecting and enhancing existing GI assets and linkages and adding to the local network for the benefit of both the natural environment and the health and wellbeing of the community. This policy will be considered in conjunction with other policies in the LPR affecting the status and provision of GI in the District.

Depending on their location, nature and scale, development proposals should:

a. Protect and/or enhance existing GI and the functions this performs,
b. Create additional GI which is integrated into the overall development design from the outset; and
c. Take opportunities to achieve multi-functionality by bringing GI functions together.

Proposals for GI will be supported where they:

d. Help to mitigate and adapt to the impacts of climate change and boost resilience through sustainable drainage measures which minimise urban heating, flood risk and maximising GI habitats to sequester carbon and provide environmental cooling and insulation functions;
e. Generate high quality GI which creates an attractive and distinctive setting to new development, enhancing any existing asset that may be present. This should be planned and designed from the outset as a network of multifunctional green and blue spaces and other natural features which identify and respond to the site's local context. Proposals for GI will be expected to be designed in accordance with the most up to date recognised GI standards;
f. Can provide pleasant and safe 'green routes' to commute or travel on foot, cycle and horseback which help to link parts of urban areas and to the surrounding countryside along blue (water) and green corridors;
g. Enhance the natural environment and natural processes to improve biodiversity and increase natural capital whilst seeking opportunities to use green infrastructure to extend wildlife corridors and provide habitat connectivity, particularly in urban areas and where it contributes to nature recovery networks;
h. Use the GI network to help improve health and wellbeing and promote local social interaction and community networks;
i. Increase its attractiveness as a recreation opportunity and support accessibility to public open spaces which are adaptable and capable of accommodating multiple uses of varying ability;
j. Restore and open up historic routeways such as hollow ways and drovers roads, avenues and access to historic parks;
k. Does not involve the culverting of watercourses, except where essential to allow highways and / or other infrastructure to cross;
l. Protect, enhance and support the creation of integrated constructed wetlands, 'wet woodland' habitats, ponds, lakes, reed beds, raingardens, and floodplain meadows;
m. Make appropriate provision to protect, enhance, improve and maintain accessible networks of blue corridors, including the restoration of chalk streams and their catchments, de-culverting, back water creation, de-silting, naturalising the channel through in-channel habitat enhancements and removal of structures where appropriate;
n. Maintain and enhance natural drainage features; and
o. Provide undeveloped buffer zones along the banks of water courses in accordance with policy SP6.

Development proposals will be required to take account of existing access networks within and around the site. Opportunities should be sought to protect and enhance the Public Rights of Way network within and adjacent to development proposals in line with the NPPF, having particular regard to ensuring the needs of all users have been provided throughout the year. The addition of new connections and status upgrades to the existing rights of way network will be supported.

Proposals involving the loss of green or blue spaces and other natural features will not be supported unless there is no longer a need for the existing infrastructure or an alternative is provided to meet the local needs that is both accessible and of equal or greater quality and benefit to the community.

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Proposals for major development will be required to consider the long-term management and maintenance of GI infrastructure and should clearly demonstrate how these considerations have informed site proposals. Details of maintenance requirements and arrangements will be required to be set out, including who is responsible for these requirements. Appropriate funding arrangements for delivery of the long-term maintenance requirements should be clearly demonstrated to the Council before construction starts, including measures to secure biodiversity net gain through all phases and stages of the development.

The amount, type and design of GI will be informed by the appropriate national and local standards, guidance and best practice current at the time of the application.

Supporting text

5.65 The NPPF defines green infrastructure as 'a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity'. It is integral to successful place-making through the range of multi-faceted benefits well-designed and integrated green infrastructure can bring to an area. In West Berkshire the Green Infrastructure network will be The network is planned, designed and managed to:

- promote healthier living and positive well-being;
- lessen the impacts of climate change;
- improve air quality and water quality;
- support economic growth and investment via greener settings;
- boost tourism and support tourism related jobs;
- encourage walking, cycling, horse riding and other recreational and sensory experiences;
- store carbon; and
- improve biodiversity and ecological resilience.

5.66 Examples of GI assets include:

- Natural and semi-natural rural and urban green and blue spaces – including woodland and scrub, hedgerows, individual trees and groups of trees grassland (e.g. downland and meadow), heath, wetlands, open and running water, brownfield sites and bare rock habitats (e.g. quarries);
- Parks and gardens – urban and country parks, formal gardens, and institutional grounds (e.g. schools and hospitals);
- Amenity green space – informal recreation spaces, play areas, outdoor sports facilities, housing greenspaces, community gardens, roof gardens, village greens, commons, living roofs and walls, trees and hedgerows, civic spaces, and highway trees and verges;
- Allotments, orchards, and farmland;
- Cemeteries and churchyards;
- Green/blue corridors - rivers and canals (including their banks and towpaths), road verges and rail embankments, cycling routes and public rights of way;
- Sites of Special Scientific Interest, Local Wildlife Sites and Local Geological Sites and Nature Reserves;
- Local Green Spaces;
- Accessible archaeological and historic sites;
- Functional green space such as sustainable drainage schemes (SuDS) and flood storage areas;
- Green and brown roofs and green walls on buildings; and
- Lakes and reservoirs.

5.67 The government's 25 Year Environment Plan (2018) highlights that 'The provision of more and better quality green infrastructure, including urban trees, will make towns and cities attractive places to live and work, and bring about key long term improvements in people's health'. The document makes a commitment to the production of a GI Framework, [32] currently being produced by Natural England, which will help to target the creation and/or improvement of GI across the District. The Framework complements Biodiversity Net Gain (BNG) and Nature Recovery Strategies which both form part of the Environment Act (2021). To ensure high quality multi-functional GI is delivered in West Berkshire as set out in the policy, development proposals will be expected to be designed having regard to the Natural

32 Green Infrastructure Framework

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England Framework, and any future relevant national, regional or local guidance which could be brought forward. Proposals will be supported which use the most up to up to date recognised GI principles and standards. For example, The Building with Nature Standards developed by the Natural Environment Research Council (NERC) or the emerging Natural England Green Infrastructure Standards. In addition, if a development falls under BREEAM, consideration of Land Use and Ecology Credits should be undertaken at the design stage to ensure the requirements of policy DM4 Building Sustainable Homes and Businesses is met.

5.68 The policy makes clear the Council's commitment for strengthening both local and strategic GI across the District for the benefit of both the natural environment and the health and wellbeing of the community. New GI provision will add to the integrity of the wider GI network of the District and those of neighbouring authorities. Key opportunities include:

- Adopting Sustainable Drainage systems to alleviate flooding and, while supporting broader biodiversity aims and providing local amenity;
- Creating green and blue spaces and planting within development to provide shade, cooling and wind interception and an insulation role in winter;
- Forming buffers zones and wildlife corridors for key habitats and species;
- Providing good quality, accessible green and blue spaces and infrastructure within development to improve health and wellbeing, creating an attractive place to live and work;
- Maximising the number of functions and benefits delivered by each GI asset;
- Interconnecting GI assets to form a strong GI network of green and blue spaces and corridors which deliver the range of GI functions and improve off road connectivity;

5.69 The West Berkshire Strategic Flood Risk Assessment (Level 1) (2019) recommends that all new development close to rivers and culverts should consider the opportunity presented to improve and enhance the river environment and contribute to national, county and local biodiversity targets. This can be achieved through proposals exploring opportunities for river restoration and enhancement, and projects which reconnect rivers with their floodplains. Options include, backwater creation, de-silting, de-culverting and naturalising the channel through in-channel habitat enhancements and removal of structures. Special consideration needs to be given the Rivers Pang and Lambourn which are groundwater-fed chalk streams, and are fragile hydrological systems, supporting diverse, rare habitats. The Chalk Stream Strategy (2021) sets out the key foundations and principles of chalk stream restoration. It highlights that chalk stream restoration should include the following considerations: the natural gradient of the river, an intact river bed, a dynamic interconnection between the river and the floodplain, and the ecological processes and habitat requirements of the ecosystem engineers (fish, insects, mammals and plants) to shape the habitat.

5.70 The Council will work in partnership with the local community, statutory advisors, developers, landowners and other organisations to identify and prioritise areas which will provide the best opportunities to protect, maintain and enhance the District's network of high quality 'multi-functional' green and blue spaces and other natural features.

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Biodiversity and geodiversity

Policy SP11

Biodiversity and geodiversity

Development proposals will be required to demonstrate how they conserve and enhance biodiversity and/or geodiversity including their long-term future management and, where required, deliver Biodiversity Net Gains.

Development will be permitted where it:

a. Protects biodiversity and/or geodiversity value and implements appropriate conservation management. The degree of protection will be proportionate to the status of the site or species in terms of its international, national and/or local importance;
b. Avoids fragmentation and maximises opportunities for restoration, enhancements and connection of linear features which enables strong connectivity of biodiversity as part of an integrated habitat network (including links to habitats outside the district);
c. Incorporates beneficial biodiversity and/or geodiversity conservation features and enhances existing features, including those that will help wildlife to adapt to climate change where appropriate;
d. Provides or retains at least 10m buffer zones between development proposals and designated sites, habitats for protected or priority species or main rivers, which are informed by detailed site-based assessment;
e. Provides coherent ecological connectivity and permeability that is integrated and linked to the wider green infrastructure and any nature recovery network identified as relevant to the location;
f. Seeks to eradicate or control any invasive non-native species present on site; and
g. Is compatible with any Biodiversity Action Plan, Local Nature Recovery Strategy and /or other strategic conservation management plans for species or habitats that have been formally adopted by the Council.

In addition to the above, where specific identified sites are to be affected the following will be taken into account:

Internationally Designated Sites

Development likely to result in a significant effect on an internationally designated site will be subject to assessment under the Habitats Regulations and will not be permitted unless it can be demonstrated that there are no alternatives following/through appropriate derogation tests for the proposal and that any adverse effects on the integrity of the site can be fully avoided, mitigated and/or compensated and proposals are in the public interest.

Nationally Designated Sites

Development which is likely to have any adverse impact on the notified features of a nationally designated site will not normally be permitted. In exceptional circumstances, a proposal may be found acceptable where it can be demonstrated that:

j. A suitable alternative site with a lesser impact than that proposed is not available;
k. The on-site benefits of the proposal clearly outweigh the impacts on the notified features of the site and where applicable, the overall site or habitat network;
l. All appropriate mitigation measures have been proposed and secured through the development management process; and
m. Does not prevent future attainment of nationally protected sites from meeting Favourable Condition, or to provide enhancements to enable the nationally designated sites to meet Favourable Condition as per their Conservation Objectives.

Irreplaceable Habitats

Proposals which are likely to result in the loss or deterioration of an irreplaceable habitat (such as ancient woodland, ancient or veteran trees, ancient hedgerows, traditional unimproved meadows/ancient grasslands and lowland fens) will only be permitted for wholly exceptional reasons where:

o. The need and benefits of the development in that location clearly and unambiguously outweigh the loss;

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p. It has been adequately demonstrated that the irreplaceable habitat cannot be retained with the proposed scheme; and
q. Appropriate compensation measures are provided on site wherever possible and off site where this not is feasible. The scale and quality of the compensation measures required will be commensurate to the loss or deterioration of the irreplaceable habitat and will be considered on a site by site basis, including long term management and maintenance.

Sites of Local Importance

Development proposals affecting sites of local importance should always seek to contribute to their favourable management in the long term.
Where a proposal is likely to result in harm to sites of local importance (including habitats or species of principal importance for biodiversity, and sites that meet the criteria for designation as a Local Wildlife Site or designation as a Local Geological Site), developers will be required to accord with the following sequential approach:

r. Firstly, seek an alternative site in the District with a lesser impact than that proposed;
s. Secondly, if the first is not possible, demonstrate mitigation measures can be taken on site; and
t. Thirdly, and as a last resort, seek appropriate compensation measures, on site wherever possible and off site where this is not feasible including long term management and maintenance.

Supporting text

5.71 West Berkshire supports a rich and diverse range of biodiversity and geodiversity assets which reflect both the underlying geology and soils and traditional management practices that have been carried out over many years. The aim of this policy is to provide a framework for conserving and enhancing this richness and diversity both for its own sake, but also the positive contribution that it makes to the overall quality of life and sense of place for residents and visitors to West Berkshire in both urban and rural areas. Policy SP11 sets out how new development in West Berkshire will be expected to contribute to and enhance the natural and local environment at a landscape scale as well as sites of biodiversity importance at different levels. Where appropriate, new development should promote conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and should secure opportunities for a net gain for biodiversity.

5.72 The 2019 ‘State of Nature Report’ indicates that biodiversity across the UK is continuing to decline and as such change is required in relation to how we manage land. The Report highlights that urbanisation can fragment landscapes by creating barriers between habitats, thus isolating some populations but also recognises the wide variety of green spaces which exist within urban environments including domestic gardens, parks, allotments, cemeteries, ponds, and road verges which can all add to biodiversity value. Habitat connectivity is a key challenge for biodiversity and linked to the challenge of the climate crisis it is important that habitats do not become isolated with metapopulations and local populations of faunal and flora species finding themselves less able to respond to natural fluctuations where they can face heightened risk of decline and extinction.

5.73 Linear features, or stepping stones, which form part of the connected habitat includes networks of hedgerows and ditches; habitats along all water courses; roadside verges; and (cumulatively) private gardens (including links to habitats outside the District) are essential for the migration, dispersal, and genetic exchange of wild species. Examples of linear features within West Berkshire include waterways such as the River Kennet, River Lambourn and the Kennet and Avon Canal and they play an important role in providing strong connecting links across the biodiversity network. By protecting these natural habitats and networks across the District, the Council may be able to avoid or repair fragmentation and isolation of natural habitats and ultimately conserve and enhance our priority natural areas and the connections between them. This element of the policy closely links with policy SP10.

5.74 A buffer zone is a landscape feature which can be used to protect a sensitive area from the impacts of development (or other harmful neighbouring land use). Buffers which are linked to corridors will be supported as a means of increasing connectivity across the District to help nature thrive. Buffers should be appropriately designed and informed by an understanding of what needs to be protected and/or mitigated. Regard should also be given to policy DM6 in regards to providing appropriate buffers along watercourses.

5.75 The policy takes a hierarchical approach according to the designation and significance of the natural assets and will apply the principle of net gain through delivery in line with paragraph 179 a) of the NPPF and wider government policy including the 25 year Environment Plan (2018).

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Sites of International and National Importance

5.76 The most important sites for biodiversity and individual wildlife species receive statutory protection under international and national legislation and form part of the national site network. Special Protection Areas (SPA) and Special Areas of Conservation (SAC) are internationally important and are afforded the highest level of protection. Candidate SACs and proposed SPAs will be afforded the same level of protection as those already designated.

5.77 SACs are internationally important conservation sites which are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Under these regulations, it is a requirement to seek and protect the most valuable and threatened habitats and species. In accordance with the policy, any developments which are likely to have significant effects on SACs will be required to prepare an appropriate assessment to identify the implications for the site in respect of the site's conservation objectives. There are three SACs in the district (which are all sensitive to surface and groundwater quality and quantity):

- Kennet and Lambourn Floodplain
- River Lambourn
- Kennet Valley Alderwoods.

5.78 The Kennet and Lambourn Floodplain SAC is ecologically important as it contains a cluster of sites which supports one of the most extensive known populations of Desmoulin's whorl snail in the UK and is one of two sites representing the species in the south-western part of its range in the important chalk stream habitat. Integrity of the population is being maintained by taking measures, including habitat creation, to safeguard populations.

5.79 The River Lambourn SAC is an example of a chalk river characterised by an abundance of water-crowfoots. These species help to modify water flow, promote fine sediment deposition and provide shelter and food for fish and invertebrate animals. The River provides a habitat which is only found in southern and eastern England. For part of its length it is a winterbourne, drying through the summer months. It is one of the least-modified rivers of this type, with a characteristic flora dominated by pond water-crowfoot upstream and water-crowfoot further downstream. It is adversely affected by nutrient enrichment, mainly from sewage inputs and agriculture, but is also vulnerable to artificial reduction in river flows. In March 2022 Natural England advised that the SAC was in unfavourable condition due to unnaturally high levels of phosphorus. It also advised that future development within the hydrological catchment of the River Lambourn SAC must achieve 'nutrient neutrality' to ensure that it does not impact on the condition of the protected site. The Council's approach to nutrient neutrality is set out in policy DM6 and a more detailed Supplementary Planning Document will also be produced.

5.80 The Kennet Valley Alderwoods SAC is an alluvial forest with Alder and Ash and which contains the largest fragments of alder-ash woodland on the Kennet floodplain. The wettest areas are dominated by alder over tall herbs, sedges and reeds, but dryer patches include a base-rich woodland flora with much dog's mercury and also herb-Paris. The occurrence of the latter is unusual, as it is more typically associated with ancient woodland, whereas evidence suggests that these stands have largely developed over the past century.

5.81 The Council also has a duty to ensure that future development does not adversely affect the integrity of SACs outside of its geographical area. This includes the Solent Maritime SAC, which receives water from the River Test. The catchment for the River Test extends into a very small part of the district around Combe. It is also adversely affected by nutrient pollution and in March 2022 Natural England advised that the SAC was in unfavourable condition due to excessive levels of nitrogen. It also advised that future development within the hydrological catchment of the River Test must achieve 'nutrient neutrality' to ensure that it does not impact on the condition of the protected site.

5.82 There are no SPAs within West Berkshire, although there is a very small part of the District (256 hectares) around Beech Hill within 5km of the Thames Basin Heaths SPA. The 5km boundary has been determined by Natural England as a buffer area to regulate development near the SPA. However, it is possible that certain types of development up to 7km from the boundary of the SPA could have an impact on the SPA. Proposals for new residential development of one or more net additional dwellings up to 5km from the boundary of the SPA, and residential development of over 50 dwellings located between 5 and 7km of the boundary of the SPA, will therefore require screening to assess whether they will have a likely significant effect on the SPA. Where a significant effect exists or cannot be excluded, an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) would need to be undertaken. Proposals will only be permitted if they do not adversely affect the integrity of the SPA. The Thames Basin Heaths SPA Delivery Framework will be used to guide assessment and any avoidance or mitigation measures that may be needed. The provision of Suitable Alternative Natural Greenspace (SANG) to attract new residents away from the SPA is a key part of these avoidance measures, together with strategic access management on the SPA and monitoring. Since the level of development expected to come forward in this area of

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the District is extremely low, the Council will explore opportunities for cross boundary working in this regard. Alternatively, SANG may be provided by developers for individual developments where it complies with Natural England's guidelines and there is an appropriate contribution to strategic access management and monitoring. In all cases SANGs will need to be agreed with Natural England.

5.83 Sites of Special Scientific Interest (SSSI) are nationally designated sites which have important wildlife or geological value. There are currently 51 SSSIs within West Berkshire covering 1470 hectares. Six fall within the SACs. The pre-dominant (60%) designated habitats are chalk streams and grassland, and ancient woodland.

Irreplaceable habitats

5.84 The NPPF states that 'development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists. Within West Berkshire there are a number of irreplaceable habitats such as ancient woodland, ancient or veteran trees, ancient hedgerows, traditional unimproved meadows/ancient grasslands and lowland fens. However, this list is not definitive and applicants should assess whether there are any other irreplaceable habitats present on a site by site basis. Compensation measures for irreplaceable habitats will not be considered acceptable where the replacement habitat provided results in a neutral impact. Instead, the compensation to be provided will be based on the nature or extent of damage or loss to the irreplaceable habitat and will contribute towards the enhancement of biodiversity. Compensation could be in the form of habitat creation, enhancement or restoration and potentially be large in nature to reflect the irreplaceability of the habitat loss or damage. This will be assessed on a site by site basis in consultation with the relevant conservation body. If a proposal impacts upon Ancient Woodland, ancient or veteran trees or ancient hedgerows, development will also need to be in accordance with policy DM15 Trees, Woodland and Hedgerows.

Sites of Local Importance

5.85 The District contains a range of habitats and geological features of local significance designated as Local Wildlife Sites and Local Geological Sites. Local Wildlife Sites are non-statutory sites of significant value for the conservation of wildlife. These sites represent local character and distinctiveness, and have an important role to play in meeting local and national targets for biodiversity conservation. There are 508[33] sites (c.7600 ha) designated for their county level importance and covering 11% of West Berkshire, many of which are ancient semi-natural woodland.

5.86 Site selection criteria for Local Geological Sites have been drawn up by the Berkshire Geoconservation Group, and there are currently five sites in West Berkshire covering 150 hectares.

Protected and Priority Species

5.87 Some species, such as bats, great crested newts and badgers, have special protection under international and national legislation (such as the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017.) and must be considered as part of the planning application process. Similarly, priority species are identified under Section 41 of the Natural Environment and Rural Communities (NERC) Act as of principal importance for the purposes of conserving biodiversity in England. The Thames Valley Environmental Records Centre also holds information for rare, scarce and notable (but not limited to) species in West Berkshire.

5.88 Where there is a reasonable likelihood that a protected or priority species may be present and affected by a proposal, comprehensive surveys will need to be undertaken to provide the evidence needed to allow a determination to be made and licenses to be sought where necessary. Appropriate compensation measures should be provided where development would disadvantage the conservation of a priority species. For example, the Sky Lark, Lapwing and other ground nesting birds require suitable habitats so that the species are not displaced as part of development which would limit the success of the species. There are many opportunities for biodiversity and geological enhancement in all parts of the District and not just on identified sites.

5.89 Ponds are critical to great crested newts for breeding. Whilst on land, great crested newts are also dependent upon other habitats such as woodland, hedgerows, rough grassland and scrub. They are generally found within 500m of ponds, although may travel further than this. West Berkshire Council has been granted a District Licence as part of the Nature Space supported District Licence Scheme for Great Crested Newts. This enables the Council through its planning function to authorise activities affecting Great Crested Newts. Developers will be required to pay compensation for their impacts of the proposed development which will enable long term management agreements to be put in place with land owners and managers to fund and maintain newt habitats which is more effective for newts on sites and on a landscape scale.

33 Thames Valley Environmental Records Centre (TVERC), 2017

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Biodiversity Net Gain

5.90 The Council will deliver Biodiversity Net Gain in line with the latest national guidance and the Environment Act 2021. Biodiversity Net Gain (BNG) can be defined as "Development that leaves the environment in a measurably better state than beforehand" (DEFRA, 2018). In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environmental Act 2021) [34]. BNG is part of the mitigation hierarchy and applicants for planning permission will be required to demonstrate that they have made all reasonable efforts to avoid losses of significant habitats and to mitigate any significant effects on biodiversity before demonstrating how the legally required BNG will be delivered. BNG will be achieved through a combination of retaining important features of the site and by making on site and off-site biodiversity enhancements to ensure an overall measurable minimum 10% net biodiversity gain is achieved, which contributes to restoring and enhancing the wider ecological networks and biodiversity of the District. To achieve net gain, a development must have a higher biodiversity unit score after development than before development (except where exemptions apply). The most up to date Natural England Biodiversity Metric should be used to allow the assessment of biodiversity losses of a planning proposal, and where necessary the size of contribution required to offset the biodiversity loss from that development and deliver the additional 10% minimum net gain. Applicants will need to submit a Biodiversity Gain Plan (including the completed Metric calculator) to demonstrate how the required net gain is to be delivered and to enable the local planning authority to discharge the statutory condition. Development cannot commence until the Biodiversity Net Gain plan has been approved and the condition discharged.

5.91 The Environment Act 2021 requires that any on-site or off-site biodiversity net gain must be secured for a minimum of 30 years. Applicants will therefore need to demonstrate how the proposed BNG will be delivered and managed over that period of time. The Council will require periodic monitoring to assess whether the required BNG is being delivered and will seek appropriate remedial measures where monitoring demonstrates that it is not satisfactorily delivering and maintaining the required target condition. To secure the delivery of significant on-site and off-site BNG over the 30 years period, a legal agreement between the applicants/landowners and the local planning authority will be required. Where applicants propose to use off-site credits to deliver the required net gain in whole or in part, they will need to demonstrate that these credits are from a site registered to provide such credits.

5.92 To demonstrate that development proposals have met the requirements of Policy SP11, they will need to be accompanied by an appropriate ecological impact assessment (EcIA) where this is relevant to the type of development proposed and its relationship with biodiversity and geodiversity interests. These assessments should be undertaken by a suitably qualified and/or experienced ecologist, be consistent with nationally accepted standards and guidance from the Chartered Institute of Ecology and Environmental Management, and will need to include a Biodiversity Gain Plan (including the completed Metric calculator) to measure the net gain achieved on site or loss that would need to be compensated. The assessment should be proportionate to the scale and impact of the development and so for householder and most minor applications this will initially involve a Preliminary Protected Species Survey or Preliminary Ecological Appraisal in order to assess if further work is required.

Compensatory measures and long term management

5.93 Compensatory measures refer to all measures designed to help offset the adverse effects that cannot be further reduced by mitigation measures. Compensation for residual harm is considered the last step and will be considered where it can be evidenced that on-site improvements are not possible, may result in piecemeal mitigation on small sites, or where better opportunities exist to secure net gain elsewhere. Compensatory measures (also known as biodiversity offsetting) will normally involve off-site measures to balance losses within the development site or to offset residual effects on affected wildlife sites. Compensatory measures should provide a biodiversity net gain in accordance with policy SP11. In addition newly created habitats should be in place in time to provide fully the ecological functions that they are intended to compensate for.

5.94 Biodiversity Opportunity Areas (BOA) have been identified by the Berkshire Local Nature Partnership. There are 17 which have currently been identified, either whole or in part, across the District. BOAs do not represent a statutory designation or a constraint upon development, rather, they are the areas where biodiversity improvements are likely to have the most beneficial results at a strategic scale. The Council will pursue net gains for biodiversity in and around BOAs and projects which seek to enhance biodiversity within West Berkshire, particularly based on Biodiversity Opportunity Areas, will be supported.

5.95 Local Nature Recovery Strategies are a new system of spatial strategies for nature they will: map the most valuable existing habitat for nature; map specific proposals for creating or improving habitat for nature and wider environment goals; and agree priorities for nature's recovery. Once the Local Nature Recovery Strategy is produced

34 https://www.legislation.gov.uk/ukpga/2021/30/schedule/14/enacted

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for the District it will guide the delivery of biodiversity net gain and other nature recovery measures through illustrating where the most valuable existing habitats are located and will focus on habitat creation and/or improvement where it will achieve the best outcomes. Prior to the Local Nature Recovery Strategies being produced the Council will work with applicants and relevant stakeholders to identify strategic locations for the delivery of off-setting as part of the Local Nature Recovery Network. The Biodiversity Opportunity Areas are likely to be incorporated into the Local Nature Recovery Network.

5.96 Where compensation is required, regard will be had for the risks associated with the difficulty of success and the time-lag between any loss of biodiversity, and the achievement of the requisite habitat quality or other feature in determining the level of compensation required. To ensure the successful delivery and conservation in perpetuity, management arrangements will also need to be considered. Policy SP11 requires the long term management and maintenance of a site, and this should be achieved through a Habitat Management Plan. Details of maintenance requirements and arrangements must be set out, including who is responsible for these requirements. Funding arrangements for delivery of the long-term maintenance requirements should be demonstrated to the Council before construction starts, including measures to secure biodiversity through all phases and stages of the development.

5.97 The Environment Act 2021 sets out that in relation to biodiversity net gain any on-site or off-site biodiversity increase must be secured for 30 years. To allow for a consistent approach the Council will define long term management and maintenance to be a minimum of 30 years. To assist in undertaking appropriate compensatory measures, the Council will require the developer to use prevailing guidance by respective designating bodies.

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6 Delivering Housing

Approach to housing delivery

Policy SP12

Approach to Housing Delivery

Provision will be made for at last 9,270 net additional homes in West Berkshire for the period 1 April 2023 to 31 March 2041; an average housing requirement of 515 dwellings per annum.

New homes will be located in accordance with policy SP1: Spatial Strategy, policy SP3: Settlement hierarchy and policy DM1: Development in the Countryside.

There should be no net losses from the existing stock of homes in West Berkshire. Existing homes should be retained in residential use (or replaced at least in equal numbers, normally on the proposed site), unless there is a reasoned justification in the form of a benefit to the wider community for a change of use. Developments should utilise opportunities to make better use of the existing housing stock.

To meet the housing requirement, the following sources will ensure a continuous supply of land for housing across the plan period:

- sites allocated within the Local Plan and made neighbourhood plans;
- existing planning commitments on unallocated sites;
- existing planning commitments for communal accommodation (Use Class C2); and
- a windfall allowance.

Sites to be allocated in Neighbourhood Plans

The Council will supply a housing requirement figure to those qualifying bodies either preparing or updating a neighbourhood plan that intends to include residential allocations.

For those plans currently in preparation, it will be necessary to identify sites to meet the following levels of development:

- Hungerford: approximately 55 dwellings
- Lambourn: approximately 25 dwellings.

Sites allocated within this LPR cannot be counted towards the housing requirement supplied to qualifying bodies.

Supporting Text

Housing need and the housing requirement

6.1 The NPPF states that "*to determine the minimum number of homes needed, strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach…. Any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for*".

6.2 Details of the standard method for calculating the local housing need figure (LHN) are set out in the Housing and Economic Needs Assessment section of the Planning Practice Guidance (PPG). Using the 2014-based household projections, and an uplift based on the ratio of house prices to workplace-based earnings published by the Office for National Statistics on 22 March 2023, the LHN for the District is 515 dwellings per annum using a baseline of 2023.

6.3 The LHN is not necessarily the same as the housing requirement, and the PPG outlines circumstances where it may be appropriate to plan for a higher number. These include, but are not limited to, situations where increases in housing need are likely to exceed past trends. This can include unmet needs from adjoining authorities, strategic infrastructure requirements that are likely to drive an increase in the local housing needs, and growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate extra growth.

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6.4 Although the NPPF no longer refers to 'Housing Market Areas' (HMAs), the PPG provides a definition of a housing market area which refers to the importance of key functional linkages between places where people live and work. The Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA, February 2016) found that West Berkshire has a strong functional relationship with Wokingham Borough, Reading Borough and Bracknell Forest. As a result, there has been much collaborative working between these authorities on housing matters and associated infrastructure.

6.5 The Reading Borough Local Plan (adopted 2019) identified a shortfall of 230 dwellings that was anticipated to arise in the latter part of plan period. The local authorities which make up the Western Berkshire HMA agreed a Statement of Common Ground for the purposes of local plan-making. This recognises Reading's unmet need set out in the adopted Reading Borough Local Plan and the principle that the need should be met within the West of Berkshire area. This agreement relates only to Reading's need as calculated by the SHMA, not by any alternative calculations of need.

6.6 Reading Borough Council now expects to deliver enough homes over the remainder of its adopted Local Plan period (to 2036) to more than meet its own adopted housing requirement including its previously identified unmet need. Reading Borough Council therefore does not expect the West Berkshire LPR to make specific provision for the unmet need as outlined in the adopted Reading Borough Local Plan.

6.7 No shortfall has been identified from other adjacent authorities or any of the other authorities within the Western Berkshire HMA.

Meeting the housing requirement

6.8 Several sources will ensure a continuous supply of land for housing across the plan period. These include:

- sites allocated within the Local Plan and made neighbourhood plans;
- existing planning commitments on unallocated sites;
- existing planning commitments for communal accommodation (use class C2); and
- a windfall allowance.

Sites allocated within the Local Plan and neighbourhood plans

6.9 *Retained Local Plan and Stratfield Mortimer NDP allocations:*

6.10 The plan period of the LPR (2023 - 2041) overlaps with the previous plan period (2006 – 2026) and account therefore needs to be taken of sites that were allocated in the adopted Core Strategy, the adopted HSA DPD and the made Stratfield Mortimer NDP. The relevant policy criteria for the retained Local Plan allocations included in Chapter 8 still apply to these sites to cover events such as revised schemes being submitted or a planning permission lapsing.

6.11 This element of the supply consists of allocations with and without planning permission at 31 March 2023. Where a site has an extant permission, the number of dwellings permitted has been used for the purposes of calculating the housing supply. For those sites without permission at 31 March 2023, the number allocated within the policy has been used.

6.12 *Allocations in the Local Plan which are not being retained:*

6.13 Several sites that were allocated within the Core Strategy and HSA DPD have not been retained in the LPR and this is because development is at an advanced stage of construction. At 31 March 2023, there were 451 units outstanding on these sites.

6.14 *New sites allocated in the LPR:*

6.15 The Council's overall approach to identify land for allocation is set out in policy SP1 and in policy SP3. Assessment of the availability, suitability and viability of individual sites has taken place through the Housing and Economic Land Availability Assessment(HELAA) and further technical and sustainability assessments have been undertaken. Sites proposed for allocation are detailed in polices SP13 and SP14, as well as policies RSA1 to RSA29, and these include additional housing supply on newly allocated sites of some 2,400 homes. This includes the strategic allocation at North East Thatcham for up to approximately 2,500 homes, with approximately 1,760 homes expected to be delivered within the plan period.

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6.16 *Sites to be allocated in Neighbourhood Plans:*

6.17 The NPPF requires that within the housing requirement for the whole District, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.

6.18 Should any qualifying body decide to prepare a neighbourhood plan that includes residential allocations or update a made neighbourhood plan to include residential allocations, then the Council will supply a housing requirement figure.

6.19 In meeting this requirement, the policy clarifies that sites allocated within this LPR cannot be counted towards meeting the figure supplied to a qualifying body. In addition, policy SP3 also makes clear that any NDP allocations within defined settlement boundaries will not count towards meeting the housing requirement figure in policy SP12 either. This is because there is a presumption in favour of development within defined settlement boundaries and to do so would be inconsistent with the assumptions made in the LPR about the District's overall housing land supply.

6.20 A number of neighbourhood plans are in preparation within the District. Whilst it is not compulsory for neighbourhood plans to include allocations it is proposed that approximately a further 80 dwellings will be allocated through the neighbourhood plans for Hungerford and Lambourn. The delivery of these neighbourhood plans will be monitored by the Council to ensure the housing requirement is met. The Council reserves the right to identify opportunities to address any shortfall if the Hungerford and Lambourn neighbourhood plans are not made within two years of the adoption of the LPR.

Existing planning commitments on unallocated sites:

6.21 Existing permissions for housing on unallocated sites will also contribute to supply. Over 1,729 units on windfall sites, those not specifically identified in the development plan, already had permission or prior approval for permitted development at 31 March 2023. 31 March 2023 is the date when the annual monitoring of development progress takes place.

Existing planning commitments for communal accommodation (Use Class C2):

6.22 The housing supply and delivery section of the PPG requires local planning authorities *"to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market."* The Housing Delivery Test Measurement Rulebook gives the ratio for communal accommodation based on the national average number of adults in all households as 1.8 based on the 2011 Census. For example, a 90 bed care home would equate to 50 net dwellings (90 ÷ 1.8 = 50).

6.23 At 31 March 2023 there were existing permissions for residential institutions in Use Class C2 which equate to 91 units.

Windfall allowance

6.24 The NPPF states that local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes (para. 68). Policies within the LPR identify the most sustainable settlements and direct development to the built up areas within settlement boundaries. The Council also publishes and maintains a register of brownfield sites that are available and potentially suitable for residential development across the District.

6.25 The Council has assessed the contribution likely to be made from windfall sites based on past trends. It is clear that windfall sites have consistently played an important role in the housing supply of the District: approximately 72% of completions in the period 2006 - 2023 were on unallocated, windfall sites. The windfall allowance, of 140 dwellings per annum is, in comparison, relatively modest and will add flexibility to the supply over the plan period. It has been based on the average annual delivery on small sites of less than 10 units over the period 2006 – 2023. The calculated allowance set out in Table 2 takes account of existing small permissions that are already included in the supply by deducting these from the allowance of 140 dpa over the period 2023 to 2041. Any future windfall sites of 10 units or more are not included in the calculations of future supply, which introduces flexibility to the figures.

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Housing supply 1 April 2023 to 31 March 2041

Table 2 shows the supply position over the plan period.

Table 2 Housing Supply 1 April 2023 to 31 March 2041

Supply category	No. of net dwellings
Sites allocated within the Local Plan and made neighbourhood plans	
Retained Local Plan and Stratfield Mortimer NDP allocations	
• Core Strategy: Sandleford Park Strategic Site	1,500
• Housing Site Allocations DPD Sites	
• Sites with extant permissions	887
• Sites without extant permissions	110
• Stratfield Mortimer NDP site	58
Local Plan allocations not being retained *(due to site being at an advanced stage of construction)*	
• Core Strategy: Newbury Racecourse	398
• Housing Site Allocations DPD Sites	53
New sites allocated in the LPR	2,421
Sites to be allocated in Neighbourhood Development Plans	
• Hungerford	55
• Lambourn	25
Subtotal of sites allocated within the Local Plan and neighbourhood plans	5,507
Existing planning commitments on unallocated sites	1,729
Existing planning commitments for C2 Use Class communal accommodation	91
Windfall allowance to 2041	2,166
TOTAL housing supply	**9,493**

Housing Trajectory

6.26 The NPPF requires local planning authorities to illustrate the expected rate of housing delivery over the plan period through a housing trajectory. In preparing the trajectory the Council engages with landowners and developers and gives consideration to likely lead in times, start dates and build rates on different types of site. The housing

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trajectory showing the projected timeline for the delivery of housing developments across the plan period in relation to the annual average requirement is included in Appendix 7. The trajectory will be updated annually and reported in the Authority Monitoring Report (AMR).

Five Year Housing Land Supply

6.27 National policy now requires local plans to demonstrate that the housing trajectory includes a sufficient supply of deliverable sites for the five year period post-adoption to meet the housing requirement plus the appropriate buffer to ensure a flexible and robust supply.

6.28 The assessment of the five year supply for the post adoption period beginning 1 April 2026 to 31 March 2031 is set out in the housing trajectory in Appendix 7, and demonstrates a supply of 5.9 years. The calculation is outlined in the table below.

Table 3 5 year housing land supply 1 April 2026 to 31 March 2031

Requirement including a 5% buffer (A)	2,704 (515 x 5 x 1.05)
Total deliverable housing land supply (B)	3,195
Total deliverable housing supply in years (B/A x 5)	5.9 years

6.29 The ability to demonstrate a five year land supply of land for housing is important in the decision making process. If the supply falls below the required amount, the presumption in favour of sustainable development applies and the plan-led approach advocated in the NPPF is compromised. The allocation of additional sites in this LPR aims to ensure that a five year supply can continue to be demonstrated and is maintained throughout the plan period.

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Sandleford strategic site allocation

Policy SP13

Sandleford Strategic Site Allocation

Land as shown on the Policies Map, is allocated for a residential development comprising approximately 1,500 dwellings.

A Mineral Resource Assessment (MRA) will be required to be provided for each development phase of the site.

Detailed flood risk assessments accompanied by hydraulic modelling will be required for each development phase of the site.

The site will be delivered to achieve a sustainable, comprehensive development and ensure the timely and co-ordinated provision of infrastructure.

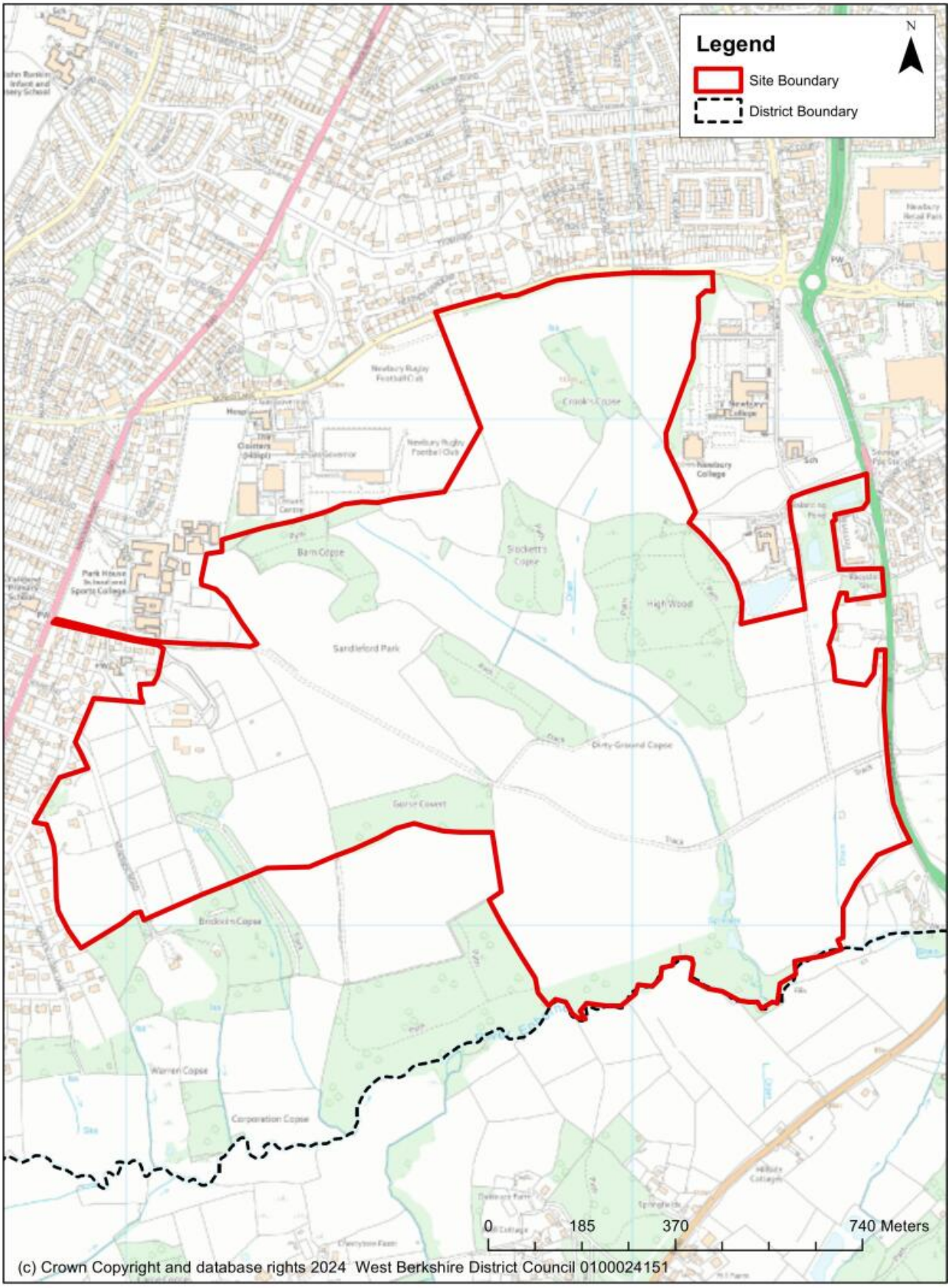
The Council will be supportive of proposals which have regard, and positively respond, to the Sandleford Park SPD(2015) which provides a framework for the future development of the site.

Development of the site will be expected to deliver:

- At least 40% affordable housing, in accordance with policy SP16;
- An appropriate mix of housing types, tenues and sizes having regard to policy SP15 and the Sandleford Park SPD, and therefore an emphasis on family homes;
- Development to be limited to the north and west of the site in order to respect the landscape sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandleford Priory;
- On-site energy generation from renewable, low carbon and/or zero carbon energy sources to assist in the delivery of a carbon neutral development, in accordance with policies SP5 and DM4 and having regard to the Sandleford Park SPD;
- Four primary all vehicle accesses:
    - Two off Monks Lane;
    - One through to Andover Road via Warren Road; and
    - One onto the A339, via Highwood Copse Way.
- Sustainable transport through routes connecting the A339, Monks Lane and Andover Road for pedestrians, cyclists and public transport;
- Further infrastructure improvements will be delivered in accordance with the Infrastructure Delivery Plan;
- Provision of a new primary school on site and the extension of Park House School;
- Provision of a local centre to include retail facilities, community facilities and employment space
- A network of green infrastructure to be provided which will:
    - Conserve the areas of ancient woodland and provide appropriate buffers between the development and the ancient woodland;
    - Mitigate the increased recreational pressure on nearby sensitive wildlife sites, secure strategic biodiversity enhancements;
    - Provide a country park or equivalent area of public open space in the southern part of the site which will be retained outside of the settlement boundary for Newbury; and
    - Respect the landscape significance of the site on the A339 approach road into Newbury.

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Sandleford Park



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Supporting text

6.30 The vision for Newbury contained in the Core Strategy DPD (2012) was that the town would retain its traditional market town heritage whilst undergoing infrastructure improvements and development and renewal of commercial uses and housing, to create a vibrant 21st century centre. It would be the main focus for housing growth over the period with new housing development well integrated into the town, supporting the vitality of the town centre and accompanied by enhanced services, facilities and infrastructure.

6.31 In reviewing the vision for Newbury as part of the LPR, the Council prepared the West Berkshire Strategic Vision 2050, which offers a clear spatial steer as to where growth in Newbury and Thatcham might go over the longer-term period up to 2050. Newbury will remain a focus for development whilst retaining its traditional market town heritage and continue to fulfil its key role as the administrative centre and major town centre for the District. Opportunities will continue to be taken to regenerate and enhance the townscape of the town centre and its periphery.

6.32 The Council's spatial strategy is outlined in policy SP1 and affirms a continued approach to focusing development in settlements in line with a District-wide settlement hierarchy (contained in policy SP3). Newbury, as part of the Newbury and Thatcham urban area, is a sustainable location for development as confirmed in the Strategic Vision 2050.

6.33 The Sandleford Park site to the south of Newbury comprises approximately 134 hectares of land. It is bordered to the north by existing development along Monks Lane and could accommodate approximately 1,500 dwellings with associated community facilities and services.

6.34 The site was allocated as a strategic development in the Core Strategy DPD (2012). Since then, a SPD for the Sandleford Park site was adopted (2013) and set out the detailed guidelines for the distribution of uses and design of the site. To address some concerns that there was potential that the site may not come forward in a comprehensive manner, the SPD was amended in 2015 to reflect the need for a single planning application for the site to ensure that the site is comprehensively delivered, with timely and well planned provision of infrastructure. As part of this a housing and infrastructure phasing plan is expected to accompany planning proposals for the site.

6.35 Whilst applications for developing the site have been considered by the Council, it does not yet benefit from full planning permission, although a large part of the site has outline consent. The site was submitted to the Council as part of the call for sites for the LPR and was assessed within the HELAA (2020). In reviewing the evidence, it remains the firm belief of the Council that Sandleford Park is the most appropriate location for strategic housing delivery in Newbury.

6.36 Hence, Sandleford remains allocated for development. The area is accessible to facilities and services in Newbury town centre and is also close to other retail and educational facilities. Whilst the site has not delivered housing to date, the Council is confident that the site will deliver housing within the plan period of the LPR and is actively working to ensure this.

6.37 British Geological Survey data indicates that the site is underlain in part by construction aggregate mineral deposits. Therefore, a Mineral Resource Assessment will be carried out to determine the possibility of prior extraction of the mineral in accordance with saved policies 1, 2 and 2A of the Replacement Minerals Local Plan for Berkshire.

6.38 The Housing Site Allocations DPD (HSA DPD) was adopted in 2017 and contains a generic policy, Policy GS1, which includes a criterion applying to all allocated sites whereby they will be master planned and delivered as a whole and that a single planning application will be submitted for each to ensure a comprehensive approach to development is achieved. That policy has been reviewed, and deleted, as part of the LPR. This policy (SP13) now ensures that a comprehensive approach to development at Sandleford is achieved. This policy takes precedence over the SPD requirement for a single planning application, but makes clear that the site must be delivered to achieve comprehensive development and ensure the timely and co-ordinated provision of infrastructure in line with the site's Infrastructure Delivery Plan as required in the Sandleford Park Supplementary Planning Document.

6.39 In addition, the importance of the SPD is highlighted such that the Council will be supportive of proposals which have regard, and positively respond, to it as it provides a framework for the future development of the site. This includes having regard to the Development Principles listed in Section F.

6.40 Following the adoption of the HSA DPD in 2017, the settlement boundary at Sandleford was amended such that land between Garden Close Lane and Kendrick Road is now included within the settlement boundary of Newbury. As there is now a presumption in favour of sustainable development at this location, the boundary of the site is updated to include this land.

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6.41 Criteria for the delivery of the site are included in the policy above. As work on the LPR progresses, these will be further developed and refined to include any additional, specific, mitigation measures and infrastructure requirements identified by stakeholders engaging with the process.

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North East Thatcham strategic site allocation

Policy SP14

North East Thatcham Strategic Site Allocation

Land as shown on the Policies Map is allocated for the delivery of a comprehensive, sustainable, low carbon, urban extension comprising of distinct neighbourhoods defined by their landscape and connected and contributing to Thatcham, and woven through with natural habitats and links. Proposals must demonstrate how the provision of all infrastructure, services, open space and facilities will meet the needs of the development and be delivered in a timely and co-ordinated way across the whole site alongside the phased delivery of residential development.

Homes

The site is allocated for the phased delivery of up to approximately 2,500 dwellings, with the the final number of dwellings to be determined by the adopted Masterplan Supplementary Planning Document (SPD) required by this policy. These dwellings will comprise an appropriate mix of housing types, tenures and sizes having regard to policy SP15. In addition at least:

- 40% of dwellings will be affordable housing in accordance with policy SP16; and
- 3% of dwellings will be delivered via serviced custom/self-build plots.

Community

The site will provide a range of community facilities including:

- Local centres providing local retail facilities and small-scale business-use, including for community use;
- Primary Healthcare provision and associated infrastructure, which is operationally and financially viable, the details of which should be agreed with the Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (BOB-ICB) or other such appropriate body, taking into account the feasibility study carried out by BOB-ICB. Further detailed feasibility work should be carried out at the applicant's expense in collaboration with BOB-ICB;
- Early years and primary school provision on site with land to be provided and build costs to be met by the applicant;
- Secondary school and SEND provision, including the provision of land and a financial contribution. The nature and cost of the required provision will be informed by a feasibility study, undertaken at the applicants expense and prepared in collaboration with the Council and local stakeholders;
- Community indoor facility to be used for sport and community uses with a variety of room sizes;

Green Infrastructure

The site will provide a comprehensive network of green infrastructure and public open space across the whole site in accordance with policy SP10 which will respond positively to the sensitivities of the landscape, protect and enhance landscape and biodiversity features of value within and around the site and make provision for biodiversity net gain. This provision will include:

- Conservation of the areas of ancient woodland by providing appropriate buffers between the development and the ancient woodland;
- Enhancements for biodiversity;
- A band of green infrastructure/new community park across the higher land on the northern part of the allocation (as shown on the indicative map) to be retained outside the settlement boundary. This is to create a buffer between the built development of the allocation and the adjoining countryside and the village of Upper Bucklebury to the north. The precise nature of the band of GI is to be informed by a Landscape and Visual Impact Assessment and the masterplanning process, having regard to the location of the site within the setting of the North Wessex Downs National Landscape;
- Green infrastructure and public open space within the developed parts of the site in addition to the community park, taking into account the requirements set out in policy DM40;

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- Greenways which connect through the site and facilitate connectivity to the wider landscape and the existing Public Rights of Way network;
- A Public Rights of Way Strategy to demonstrate how existing Public Rights of Way will be protected and enhanced and how new ones will be established, including bridleway links and safe crossing points;
- Provision of allotments
- Outdoor formal and informal sports pitches and areas; and
- A Green Infrastructure Strategy to show how the network of multifunctional green infrastructure will be delivered across the site to include a strategy for the protection of existing and provision of new trees, hedgerows and other appropriate native planting.

Transport

Measures will be included to improve accessibility by, and encourage use of, sustainable transport modes.

Development proposals for the site will be supported by a Transport Assessment and Travel Plan to provide detail on how this will be achieved, including:

- Active travel improvements on routes between the site, Thatcham town centre and the railway station;
- Multiple access points and a vehicular through route;
- Sustainable transport through routes;
- Mitigation of the development's impacts on the highways network with improvements to existing junctions where they are needed and delivery of new access points for all forms of movement and transport to the site at locations to be agreed with the planning authority;
- How adverse impacts on air quality will be minimised; and
- Promotion and encouragement of sustainable modes of travel, in accordance with policy DM45.

Sustainability

Development proposals for the site will be supported by an Energy Statement or a detailed energy section with the Sustainability Statement which will set out measures in accordance with polices SP5 and DM4.

A Construction and Operations Management Plan (COMP) to accompany any planning application on the site. The COMP shall safeguard any below ground infrastructure on the site from operational works, including the provision of an appropriate buffer.

Flooding and Water Environment

- Development proposals for the site will be supported by a Flood Risk Assessment, in accordance with policy SP6, which will take into account the Thatcham Surface Water Management Plan and set out:
    - Adequate flood mitigation measures to ensure there is no detrimental impact on flood risk in Thatcham;
    - Surface water drainage management approaches that could deliver net gain for Thatcham town, including use of on-site sustainable drainage systems (SuDS); and
    - Flood alleviation measures already present on the site and how they will be retained, protected and enhanced.

Development proposals also need to consider water resources and waste water in accordance with policy DM7.

Biodiversity

Development proposals for the site will be supported by a Biodiversity Strategy in accordance with policy SP11 which will set out:

- How biodiversity net gain will be achieved including through habitat restoration and linkages;
- How priority habitats and ecological features will be protected and enhanced;
- The creation of new ecological features; and
- A site-wide Biodiversity Management Plan.

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Landscape

The site lies in the setting of the North Wessex Downs National Landscape and will be developed in accordance with policy SP2 and the Landscape Sensitivity and Capacity Assessment (2021) for the site.

Development proposals for the site will be supported by a Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute Guidelines for Landscape and Visual Impact Assessment 3rd ed. 2013. This will inform the Masterplan SPD which will determine the final capacity, design and layout of the site and requirements for green infrastructure and the provision of public open space.

Heritage

Development proposals for the site will be supported by a Historic Environment Strategy in accordance with policy SP9 to demonstrate how the site's historical development, archaeological remains and historic buildings and parkland will inform the scheme and help to create a sense of place.

Lighting

Development proposals for the site will be supported by a Lighting Strategy which will include consideration of dark skies, particularly in relation to the nearby North Wessex Downs National Landscape, and measures to mitigate the impact on biodiversity.

Mineral Resources

Development proposals for the site will be supported by a Mineral Resource Assessment (MRA) which identifies any potential viable mineral resources on the site and considers firstly prior extraction, and then incidental extraction as part of the development.

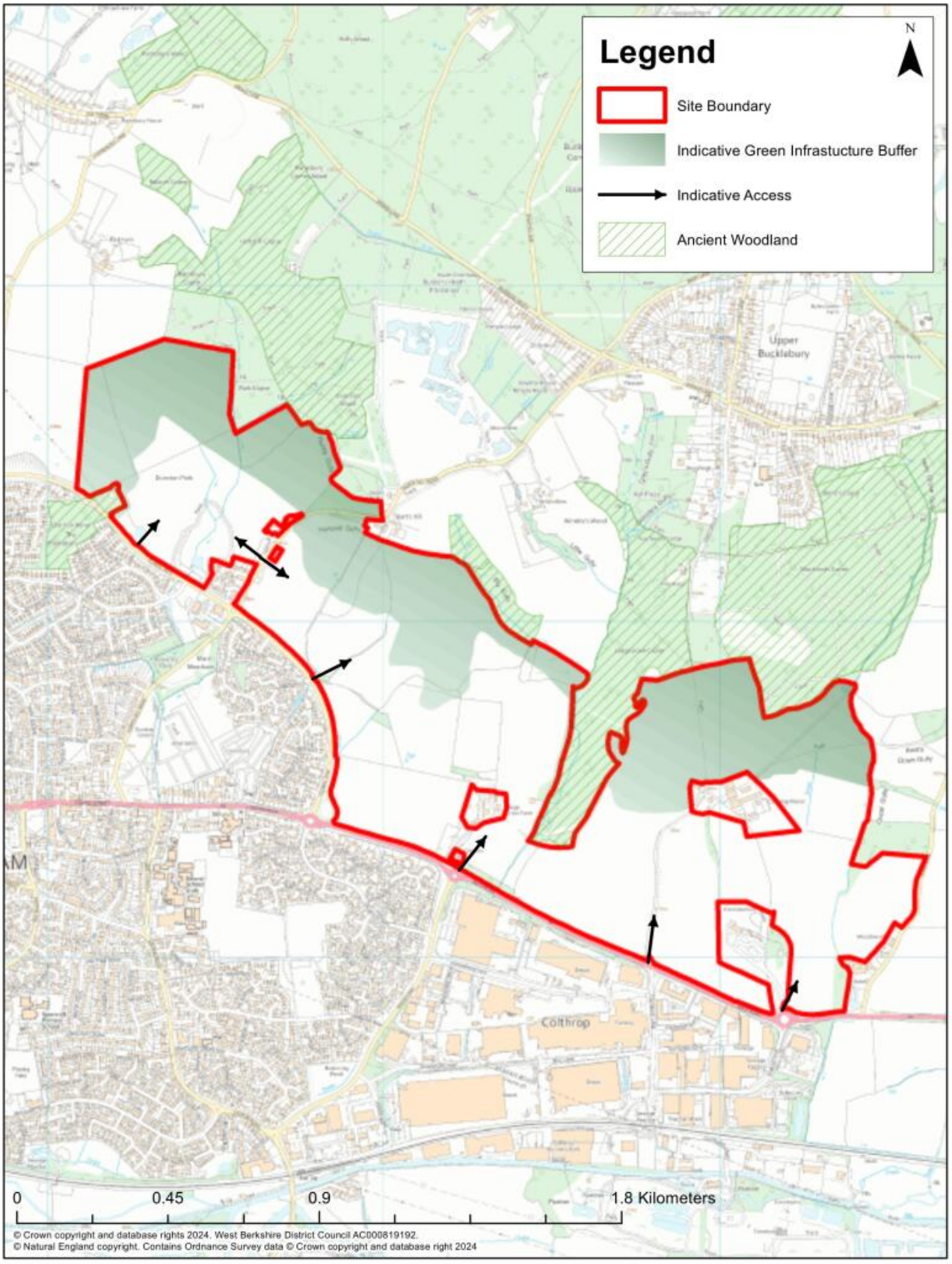
Masterplanning and Design Code

The site will be masterplanned and a Supplementary Planning Document (SPD) prepared by the Council. The SPD will be funded by the applicant and prepared in collaboration with the applicant, relevant town and parish councils, the community and other stakeholders. The SPD will be adopted by the Council prior to the submission of a planning application. The Masterplan SPD will provide the framework to guide the development and should be based on the evidence base underpinning the Local Plan and outcome of further technical work prepared in line with requirements of this policy. The Masterplan SPD will determine the location and extent of built development, land uses, green infrastructure including the extent of the green buffer, key access arrangements, community and other infrastructure. Proposals must have regard to, and demonstrate how, they have been guided positively by the adopted Masterplan SPD.

A design code, prepared by the developer and agreed with the local planning authority, should be secured by a planning condition as part of any outline planning permission.’

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North East Thatcham



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Supporting Text

6.42 Thatcham has experienced rapid population growth during the post-war period, expanding more than 5 times since 1951. This growth has been accompanied by infrastructure growth in transport, and a considerable expansion in the built-up area to match the population growth. However, in recent decades, the provision of social infrastructure has not kept pace with housing growth.

6.43 The vision for Thatcham contained in the Core Strategy DPD (2012) was that Thatcham town centre would be a focus for regeneration, enabling the town to fulfil its role within the District's Hierarchy of Centres by improving the retail offer and enhancing the streetscape. The provision of leisure and community facilities for all ages would be improved and encouraged within the town centre. The town would become more self-contained providing a range of job opportunities and encouraging residents to shop and socialise locally. Additionally, the Core Strategy concentrated housing expansion in Newbury.

6.44 The Thatcham Strategic Growth Study (TSGS) was carried out in 2019 - 2020 to understand how to plan for growth in Thatcham over the plan period. The West Berkshire Strategic Vision 2050 was drafted in 2022 to guide sustainable growth over the long term in the context of paragraph 22 of the updated NPPF published in 2021. These documents include relevant information that form part of the justification for the LPR's spatial strategy and the strategic allocations in Newbury and Thatcham.

6.45 This evidence draws on other recent evidence produced to support the LPR such as the Landscape Character Assessment (LCA) (2019) and the Housing and Employment Land Availability Assessment (HELAA) (2020). The TSGS shows that Thatcham compares poorly to other similar centres in terms of overall service provision, including public services and commercial services. The town's self-image is of a large village, rather than as a thriving market town.

6.46 In addition, it demonstrates that recent planning decisions support the approach that only growth of a strategic scale can support the service provision and regeneration that Thatcham requires.

6.47 The TSGS considers the sites promoted to the Council as part of the LPR and recommends that if strategic development were to occur in Thatcham, the most appropriate location to examine in more detail is the site promoted at North East Thatcham.

6.48 The western edge of the site is adjacent to the existing Thatcham settlement boundary along Floral Way and Bath Road (A4). The eastern end of the site is adjacent to Colthrop Industrial Estate, which is contiguous with Thatcham.

6.49 Stage 3 of the TSGS examines the North East Thatcham site in detail and, using community objectives which emerged during a community stakeholder workshop, provides context for how development could come forward at the site.

6.50 The Council's spatial strategy is outlined in policy SP1 and affirms a continued approach to focusing development in settlements in line with a District-wide settlement hierarchy (contained in policy SP3). Thatcham, as part of the Newbury and Thatcham urban area, is a sustainable location for development as confirmed in the Strategic Vision 2050. The TSGS shows the most sustainable way for development to come forward in the town and this policy draws on that evidence.

6.51 Hence, Thatcham is now a focus for regeneration, for new housing and for improved provision of services and facilities. A new urban extension to the north east of the town is allocated for development and will provide a new residential neighbourhood with supporting facilities and green infrastructure and enable long-term planning for Thatcham's future. Delivery of up to approximately 2,500 dwellings is anticipated, with the final capacity informed through the LVIA and masterplanning process.

6.52 The indicative site map shows locations for access points and for the band of green infrastructure buffer to the northern part of the site. The final location and extent of built development, access, landscaping and green infrastructure will be determined following the completion of further work such as LVIA and the Masterplan SPD required by policy SP14.

6.53 It is anticipated that approximately half of the site will be set aside as green infrastructure, to serve the new population at North East Thatcham and be retained in perpetuity, taking into account the site's location within the setting of the North Wessex Downs National Landscape. An area, across the north of the site, will provide a buffer between the new development and the existing community of Upper Bucklebury to the north and comprise an extensive

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area of multi-functional green space, which will protect ancient woodland and areas of ecological value while providing opportunities for informal recreation. In addition, green infrastructure will be provided within the areas of built development. Built development and the green infrastructure buffer should respond to the findings of the LVIA and ensure an appropriate form of development taking into account the constraints of the site, including below ground infrastructure. Areas of isolated development should be avoided.

6.54 The area of green infrastructure shown on the indicative map takes into account the landscape work undertaken to support the TSGS, and uses the 105m contour to the west and central portion of the site, with the 100m contour to the east. The gas pipeline across the north of the site is required to have designated standoff areas and given its location to the north of the site development to the north of the pipeline is not considered appropriate. The final extent of the green infrastructure buffer will be informed by the LVIA, and other relevant background work carried out to support the Masterplan SPD.

6.55 The settlement boundary for Thatcham is an exception to the settlement boundary review criteria set out in Appendix 2, and will be revised through a future Plan to reflect the extent of the built up area once that has been defined through the masterplanning and planning application processes required by policy SP14. Consideration of whether it is appropriate to designate a gap between Thatcham and Upper Bucklebury, in line with policy DM2, will be considered once the settlement boundary has been redrawn.

6.56 The site will deliver a number of community benefits, both for the new residents of the site and for existing residents of Thatcham. The community infrastructure required to support the development is set out in the policy, the specific details, including the location, size, phasing and funding arrangements will be determined through the planning application stage. There may be opportunities for community infrastructure to be provided off site, or for improvements to existing services or facilities to be made as a result of the development.

6.57 New education provision, including early years, primary and secondary provision will be required to support the needs of the development. Early years and primary provision will be provided on site. The requirements for secondary and SEND provision will be determined following the completion of a feasibility study which will consider the best solution for secondary education requirements in Thatcham. It is expected that land will be required on the site, and financial contributions to support delivery of the preferred solution.

6.58 Primary healthcare facilities should be provided, with associated car parking and landscaping. The facilities should be operationally and financially viable and take into account the feasibility study commissioned by the NHS Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (BOB-ICB). The facility should provide room sizes that comply with the Department of Health Building Note 11-01 (or any successor documents). The provision and any contractual arrangement of the facility will need to be agreed as part of any planning application coming forward on the site. Where the onsite provision of a facility in accordance with this policy is not viable, the Council will expect other offsite mitigation measures, to ensure the primary healthcare provision can support the new population growth. The applicant should engage with the BOB-ICB at an early stage to discuss the details of any offsite provision. A further feasibility study, to identify other mitigation measures, would need to be carried out at the applicant's expense and any identified offsite mitigation measures will be funded by the applicant through developer contributions.

6.59 Flood risk and surface water drainage is a key consideration for Thatcham, following extensive surface water flooding in the summer of 2007 as a result of high intensity rainfall overwhelming storm drains and culverted streams. The flood event was considered to be in the order of a 1 in 200 year event. Following the flooding various studies and strategies were developed to identify opportunities for reducing flood risk in the town. The Thatcham Surface Water Management Plan (2010) sets out a number of proposed measures to reduce flood risk in Thatcham, focusing on retaining runoff upstream of Thatcham to reduce peak flows through the existing urban area and drainage system. A number of flood attenuation ponds have been constructed on the North East Thatcham site, and these are to be retained and enhanced in addition to Sustainable Drainage Systems (SuDS) provided on the site. An Integrated Water Supply and Drainage Strategy involving localised and strategic flood management measures will be required, in line with the requirements of the West Berkshire Sustainable Drainage Systems SPD (2018).

6.60 Below ground infrastructure is present on the site. The design and layout of the site will need to take their presence into account and appropriate stand offs will be required to ensure there is no impact on operational requirements.

6.61 British Geological Survey data identifies that the site is underlain in part by construction aggregate mineral deposits. Therefore, a Minerals Resource Assessment will be carried out to determine the possibility of prior extraction of the mineral in accordance with the West Berkshire Minerals and Waste Local Plan 2020-2037.

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6.62 The Council will lead the development of a Masterplan SPD, which will be produced in collaboration with the applicant, relevant town and parish councils, the community and other stakeholders and funded by the developer as part of a Planning Performance Agreement (PPA). It will be based on existing, and updated, evidence and information already produced to support the allocation of the site, including the Thatcham Strategic Growth Study. The Masterplan SPD will determine the location and extent of built development, land uses and green infrastructure including the extent of the green buffer, key access arrangements, community and other infrastructure. The Masterplan SPD will be adopted by the Council prior to submission of a planning application. It is the Council's intention that the Masterplan SPD will be adopted within 12 months of adoption of the LPR.

6.63 A Design Code will be developed alongside the planning application, secured by condition, and agreed with the Council prior to submission of the first reserved matters application.

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Housing type and mix

Policy SP15

Housing Type and Mix

Residential development will contribute to the delivery of an appropriate mix of dwelling tenures, types and sizes to meet the existing and future housing needs of all sectors of the community, including those with specialist requirements.

Residential developments should provide a mix of unit sizes. All developments, including conversions, of 10 or more dwellings (gross) will provide a mix of dwelling sizes reflecting the requirements of Table 3 in the supporting text to this policy, or any more recent evidence published by the Council.

In determining any variation from this mix, the Council will have regard to:

a. The most up to date evidence on local housing needs;
b. The appropriate mix for the site's size and location;
c. For conversions or redevelopment, any physical factors limiting a particular mix; and
d. Site specific viability.

All dwellings should be delivered as accessible and adaptable dwellings in accordance with Building Regulations M4(2). Around 10% of the new market housing should meet the wheelchair accessible standard M4(3) wheelchair user dwellings. The Council will also support proposals for affordable wheelchair adaptable and accessible homes where evidenced by need. Affordable wheelchair adaptable and accessible homes will be negotiated on a site by site basis. The Council will take account of site-specific factors, evidence of site suitability and/or whether it would render development unviable in determining whether these requirements should apply.

In order to support local communities to meet their housing needs the Council will normally support the development of housing schemes that are initiated by local communities. These may include schemes involving affordable housing, co-housing, community self-build, or housing for people with specific needs such as older people or those with disabilities.

Supporting Text

6.64 In addition to ensuring that an appropriate amount of housing is provided in suitable locations, it is also important to ensure that there is a wide choice and mix of housing to meet existing and future local needs, and to help secure mixed and balanced communities. Housing provision must support the needs of the whole community, including the provision of both market and affordable housing, and reflect the needs of specific groups such as, but not limited to, families with children, single person households, the elderly, those households with specific needs, those wishing to build or commission their own home, Gypsies, Travellers and Travelling Showpeople and those seeking houseboat moorings. Developers will therefore need to consider housing mix in their proposals, including any local evidence of housing needs or evidence in parish or neighbourhood plans which may be important considerations even for small sites, particularly in rural areas.

6.65 The Berkshire Strategic Housing Market Assessment [35] (SHMA) and the subsequent Local Housing Needs Evidence Updates:[36] established the mix of new homes required and the need for specialist housing. The evidence supports maximising affordable housing on new development sites and requirements for affordable housing are set out in policy SP16. Policy DM19 and policy DM18 provide policy for specialist housing and self and custom build respectively. Policy DM30: Residential space standards sets out the requirement for residential development to meet nationally described space standards in order to ensure that new homes provide sufficient space for basic daily activities and needs.

6.66 The latest evidence from the 2022 Iceni Local Housing Need Assessment recommends the following mix for future dwelling sizes by tenure required for market and affordable housing:

35 Berkshire (including South Bucks) Strategic Housing Market Assessment: GL Hearn February 2016
36 Iceni Projects May 2020 and July 2022

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Table 4 Mix of housing by size and tenure

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5-10%	40-45%	35-40%	10-15%
Affordable home ownership	20-25%	45-50%	20-25%	5-10%
Affordable housing (rented)	30-35%	35-40%	20-25%	5-10%

To ensure mixed and balanced communities, a mix of dwelling sizes, in line with the table above, will be sought from developments delivering new homes. While developments will be expected to reflect this mix, rigid application of these requirements may not be appropriate in all cases. When considering the appropriate mix, the Council will have regard to:

- the scale of development;
- individual site circumstances including location, character of surrounding area, and any physical building constraints, particularly in relation to conversions; and market conditions.
- viability, subject to the applicant submitting a viability assessment at the application stage and its independent assessment by the Council; and
- information within made neighbourhood plans and any associated local housing needs surveys.

6.67 Given the expected increase in the number of older people during the plan period and the specific needs of those with long-term health conditions and disabilities, there is a requirement for homes which are adaptable and accessible (see policy DM19). The dwelling mix set out above does not apply to developments for sheltered housing, extra care housing and registered care provision. In such developments, the appropriate mix of dwelling sizes will be assessed against the specific needs of intended occupiers.

6.68 Improved space standards are gradually being introduced through building regulations to ensure that housing has adequate space to meet wider needs and can be adapted easily to meet changing future needs. These optional standards, specifically M4(2) (accessible and adaptable buildings) and M4(3) (wheelchair user dwellings)

6.69 In a September 2020 Government consultation proposals were set out to increase the required access standards for all housing through building regulations. This consultation set out a range of options for how standards can be improved. As a result of the consultation the Government has proposed to make all M4(2) standards mandatory for all housing development. This is to be implemented as a minimum standard through changes to the building regulations in due course. The M4(3) (Category 3: Wheelchair user dwellings) would continue as now where there is a local planning policy in place in which a need has been identified and evidenced

6.70 The projected change in the number of people with disabilities as highlighted in the Housing Needs Assessment Update (2022) provides clear evidence justifying delivering 'accessible and adaptable' homes as defined in Part M4(2) of Building Regulations, subject to viability and site suitability.

6.71 The Whole Plan Viability Assessment of the cost of meeting this standard does not consider that it would have any significant impact on viability and would potentially provide a greater number of homes that will allow households to remain in the same property for longer. The inclusion of the requirement for all housing development to meet the Part M4(2) Category 2 is considered to be justified.

6.72 In relation to the M4(3) (Category 3: Wheelchair user dwellings) the Housing Needs Assessment Update (2022) identifies a need for around 1,200 dwellings to be for wheelchair users (meeting technical standard M4(3)) and recommends that around 10% of market homes should meet this with a proportion in the affordable sector. Provision to meet the higher wheelchair user standard M4(3) will be encouraged where this is practicable given site considerations and financial viability.

6.73 The Council supports the development of housing schemes that are initiated by local communities. The Council will expect that the proposal has been initiated by a legitimate local community group which is able to demonstrate that it has a democratic structure, is not for profit, is controlled by the local community and has appropriate policies and procedures in place. Community groups may wish to consider partnering with organisations such as housing

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associations, landowners and agents in bringing forward sites for development. Local communities includes any groups with members that have a connection to West Berkshire, for example residents or people who work within the District.

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Affordable housing

Policy SP16

Affordable Housing

Affordable homes will be sought from residential development. The Council's priority and starting expectation will be for affordable housing to be provided on-site.

The following levels of affordable housing provision will be required:

a. On development sites of 10 dwellings or more (or 0.5 hectares or more), 30% provision on previously developed land and 40% on greenfield land; or
b. In areas designated as rural under Section 157(1) of the Housing Act 1985 [37] on development sites of between five and nine dwellings, 20% provision.

The levels set out above represent the default position and a lower provision of affordable housing should not be sought, other than in exceptional circumstances and where fully justified by the applicant through clear evidence set out in a publicly available viability assessment.

If a lower provision of affordable housing is sought in exceptional circumstances, a review mechanism may be required to ensure that if viability improves during the lifetime of the development project, additional affordable housing, up to the levels specified in this policy, is provided.

In exceptional circumstances where site specific issues inhibit the provision of on-site affordable housing, or where provision can be better met on an alternative site in the district, off-site contributions may be accepted as an alternative, where it would result in mixed and balanced communities.

In determining residential applications the Council will assess the site size, suitability and type of units to be delivered. The Council will seek a tenure split of 70% social rented and 30% affordable home ownership. The priority is for social rent, but the Council will consider the potential for affordable rent as an alternative, only when necessitated by site specifics, viability of delivery and identified local need.

First Homes must be delivered, sold and let in accordance with the Council's First Homes policy.

For schemes that consist of 100% build to rent units, the affordable housing provision will be in the form of affordable private rent, discounted by a minimum of 20% from local market rents.

In relation to specialist housing for older and disabled people it is recognised that the provision of affordable housing may be particularly difficult to achieve. Proposals will therefore be considered having regard to whether it falls within Class C2 or Class C3 depending on the level of care and scale of communal facilities provided. In such circumstances the policy will be implemented on a case-by-case basis, and the individual viability assessment will be used to demonstrate an appropriate affordable housing contribution.

Affordable homes will be built to net zero carbon standards to help meet objectives on sustainability and climate change. The affordable units will be appropriately integrated within the development.

The Council will expect First Homes and other forms of affordable home ownership dwellings to remain affordable in perpetuity so as to meet the needs of both current and future occupiers. It is expected that all other affordable homes provided will remain at an affordable price for future generations of eligible households for as long as it is needed. Where this is not possible, the subsidy will be recycled within the District for the provision of future affordable housing.

Supporting Text

6.74 West Berkshire is an area of high property prices and many local people have difficulty gaining access to suitable housing on the open market. Provision of affordable housing is seen as a priority as housing has wide implications on health, education and employment opportunities.

37 https://www.legislation.gov.uk/ukpga/1985/68/section/157

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6.75 The NPPF and the Planning Practice Guidance (PPG) states that affordable housing should only be sought from major development of 10 or more dwellings or on housing sites of 0.5ha or more across the district, other than in designated rural areas. In designated rural areas local planning authorities may instead choose to set their own lower threshold in plans and seek affordable housing contributions from developments above that threshold. Designated rural areas applies to rural areas described under section 157(1) of the Housing Act 1985, which includes National Parks and National Landscapes. Approximately 74% of West Berkshire is within a National Landscape. Most of the remaining parishes are designated rural areas. It is considered justified and reasonable for the Council to secure 20% affordable housing on sites of between five and nine dwellings in the parishes designated as rural and this is reflected in policy SP16. In the following parishes that are not designated as rural areas the level of affordable housing required will only apply to sites of 10 dwellings or more as set out in the policy;

- Burghfield
- Greenham
- Holybrook
- Newbury
- Speen
- Thatcham
- Theale
- Tilehurst

6.76 The Whole Plan Viability Assessment 2022 examines the impact of various levels of affordable housing on the viability of housing development across the district and demonstrates that the requirements identified within policy SP16 are viable.

6.77 The affordable housing need was assessed in the Berkshire Strategic Housing Market Assessment[38] and reviewed in the Updated Housing Needs Evidence[39]. in May 2020 and July 2022. The definition of 'affordable housing' is set out in the NPPF, and covers affordable housing for rent, first homes, discounted market sales housing and other affordable routes to home ownership for those whose needs are not met by the market.

6.78 The latest evidence shows a high need for affordable housing across the District with a net affordable and social rented housing need equivalent to 330 dpa (2021 base date). This is a significant need for the district and a clear justification for the Council to seek affordable dwellings through new development schemes. Whilst the level of need will be kept under review the policy therefore seeks to maximise opportunities for increased affordable housing delivery with social rented dwellings being the priority affordable housing tenure.

6.79 The issue of affordable housing need is complex and should not be directly linked to the overall District housing need of 515 calculated under the Standard Method.

6.80 Methods for securing affordable housing as an element of market housing proposals are well established. A study of economic viability[40] has been carried out on behalf of the Council which sets out the evidence for affordable housing thresholds and this was updated through the Whole Plan Viability Assessment 2022. The Council recognises that in some circumstances there may be exceptional costs of development which need to be acknowledged, and that the policy may represent the starting point for negotiation.

6.81 The Council acknowledges that there may be exceptional cases where affordable housing cannot be secured as part of a policy compliant scheme. This must be fully justified by the applicant through clear evidence set out in a publicly available Open Book viability assessment. Where an exemption from publication of the viability assessment is sought by the applicant, the Council must be satisfied that the information to be excluded is commercially sensitive. In all cases, as a minimum, an executive summary must be made publicly available.

6.82 In exceptional circumstances where a lower provision of affordable housing is sought, the Council will require a review mechanism to enable the Council to reassess viability over the lifetime of the development to ensure policy compliance. If the viability is found to have improved, additional affordable housing must be provided, up to the levels specified in this policy. The potential risks of development are already accounted for in developers' returns. The realisation of risks will therefore not trigger a review mechanism. In other words, the Council will only consider a review of the level of affordable housing to be provided where viability has improved (for example, where values have increased), and not where viability has worsened (for example where costs have increased).

38 Berkshire (including South Bucks) Strategic Housing Market Assessment: GL Hearn February 2016
39 Updated Housing Needs Evidence: Iceni Projects Ltd July 2022
40 Affordable Housing Viability Study: Dixon Searle Partnership October 2019

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6.83 The Council will carefully scrutinise proposals which appear to fall artificially below the required thresholds which may indicate a possible attempt to avoid making the appropriate contribution towards the delivery of affordable housing. Such proposals are likely to be refused planning permission where they fail to make efficient use of land.

6.84 The viability evidence supports a higher contribution to affordable housing on greenfield sites. The requirement for affordable housing will be applied to the gross number of dwellings on the proposed site, although it is recognised that there are circumstances where national policy allows an exception. Where vacant buildings are being reused or redeveloped the existing gross floorspace will be deducted from the overall affordable housing contribution calculation.

6.85 As a starting point, the Council seeks a tenure split of the affordable housing on each development site of 70% social rented and 30% affordable home ownership. The Housing Need Assessment concludes that the core requirement is for social rented housing. There is, however, still a significant proportion of existing and newly arising households that require access to some form of affordable home ownership, including shared ownership, discounted market sale and First Homes.

6.86 The NPPF requires that policies should expect at least 10% of the total number of homes on major developments to be available for affordable home ownership with exemptions for schemes which provide solely Build to Rent homes, specialist accommodation for those with specific needs, sites for those who wish to build or commission their own homes or which are exclusively for affordable housing.

6.87 The requirements of the Written Ministerial Statement (May 2021) are now included in the PPG on First Homes and specifies that First Homes should be secured first. These should as a minimum account for at least 25% of all affordable housing units delivered by developers through planning obligations. First Homes must be delivered on-site. Commuted sums or off-site provision will not be accepted in lieu of on-site provision. As the financial, national and local policy context is subject to change, the Council may, subject to site specific circumstances, consider an alternative negotiated mix of tenure. The objective will be to ensure that where affordable housing is being delivered it is affordable to those in need at the time the planning application is determined.

6.88 On smaller schemes where the expected tenure split is impractical the tenure would be based on local need. Given the nature of the policy there will be instances where the proportion of affordable housing sought will result in the provision of a part unit. In these cases the part unit will be rounded up or down to provide the nearest whole unit.

6.89 A First Home is a home sold at a discounted price of no more than 70% of the market value of the property. The market value must be determined by an independent registered valuer and based on the assumption that the home is sold as an open market dwelling without restrictions. The first time a First Home is sold, it must not cost more than £250,000, after the discount has been applied. Future re-sales of the home must also be at a discounted price of no more than 70% of the market value of the property. First Homes can only be purchased or rented by buyers or tenants who meet the eligibility criteria sets out in the Council's First Homes policy.

6.90 For schemes that consist of 100% build to rent units, the affordable housing provision will be in the form of affordable private rent, discounted by a minimum of 20% from local market rents.

6.91 Affordable housing should be provided as built units on the application site as part of well-designed mixed tenure schemes, helping to create mixed inclusive communities.

6.92 The District Council will be supportive of community-led affordable housing schemes such as community land trusts and cooperatives and would encourage neighbourhood plans to consider such initiatives. Any scheme should, however, accord with other policies of the LPR in terms of siting, scale design and external appearance. No significant harm should be caused to the character or setting of the settlement and the surrounding countryside.

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7 Fostering economic growth and supporting local communities

Strategic approach to employment land

Policy SP17

Strategic approach to employment land

Through the LPR the Council will seek to facilitate the growth and forecasted change of business development over the plan period through site allocations and by promoting the supply of office and industrial space across the District to meet the identified needs. For the plan period 2023 to 2041 there is a requirement across the District for a minimum of 57,531sqm (NIA) of office space and minimum of 98,196sqm (GIA) (24.5ha) of industrial space.

Appropriate proposals for business development (offices, industrial, and storage and distribution) will be supported where they are located:

a. On sites allocated for business development in accordance with the individual site specific policy (ESA1 - ESA6) in this Plan of any subsequent neighbourhood plans; or
b. On a suitable site within a settlement boundary; or
c. Within a Designated Employment Area (DEA) in accordance with policy DM31, and as listed in Appendix 4 and as defined on the Policies Map; or
d. On previously developed land within existing suitably located employment sites; or
e. Within the countryside provided the proposal is in accordance with other relevant policies within the Plan, in particular policy DM35.

Proposals for new office development that are not within a town or district centre as set out in policy SP18 or within a DEA will be required to satisfy the sequential test.

Development proposals that would result in the loss of business development outside of a DEA, will be required to justify the loss of floorspace and/or land. As a minimum, this will require marketing evidence and demonstrating that the proposal will:

f. Not substantially prejudice the overall supply of employment land over the plan period; and
g. Not conflict with or undermine the function of existing neighbouring uses; and
h. If offices within a town or district centre, maintain the vitality of that centre;
i. If in the countryside, the proposal would also need to demonstrate that it does not have a significant negative impact on the vitality and viability of the local economy of the surrounding rural area in accordance with policy DM35.

The redevelopment and regeneration of existing employment sites for business uses will be supported.

A range of types and sizes of employment sites and premises will be encouraged throughout the District to meet the needs of the local economy. Proposals for business development should be of a high quality design and in keeping with the surrounding environment.

Where feasible and appropriate, the Council will encourage an Employment and Skills Plan as part of major business development proposals.

Supporting text

7.1 The purpose of this policy is to set the framework to facilitate and promote the growth and forecasted change of business development across the District over the plan period to 2041. For the purposes of this Plan business uses/development are office (Egi and Egii), industrial, storage and distribution (Egiii, B2 and B8), and the term employment land/site refers to the land on which these uses are located. It is recognised that the term economic development is broader and encompasses other employment generating uses including main town centre uses, as well as community and public uses.

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7.2 The Council Strategy 2019 – 2023 sets out six priorities of which one is to support businesses to start, develop and thrive in West Berkshire, stemming from the Council's Strategy theme 'Open for Business'. This theme is followed through within the Council's Economic Development Strategy which seeks to boost inclusivity, productivity and sustainability in a way that benefits all of our residents and businesses.

7.3 To inform the Local Plan Review (LPR) the Council undertook an Employment Land Review (ELR 2020) which was completed prior to the Covid 19 pandemic, prior to the UK exiting the EU, and before significant changes were made to the planning system, [41] all of which have implications for the local economy. The Council therefore updated the ELR in 2022 using the most recent economic forecasts which take account of the major macro-economic changes which have taken place and provides up to date evidence.

7.4 The ELR 2022 concludes that whilst the office sector in West Berkshire has been steadily shrinking over the past decade, the economic forecast predicts positive job growth over the plan period and recommends a need for a net increase in office space of a minimum 57,531 sqm (NIA) to 2041.

7.5 Monitoring data shows a net decline in office floorspace for most of the past decade, with changes from office to residential under permitted development rights contributing to a large proportion of these losses which have been largely driven by the difference between residential and office values, as well as lower grade office space. In order to assist in protecting these employment sites, the Council will explore additional measures to provide protection for example through planning conditions/planning obligations restricting permitted development rights on new office development.

7.6 The Council's evidence confirms that the market signals are generally not sufficient to trigger new build office development on a speculative basis. It is evident from the ELR and the SA/SEA that the Plan is unable to make provision to meet the District's office requirements over the plan period to 2041. The Council has positively sought opportunities to meet the office requirement for the District by undertaking numerous Call for Sites, sought to deliver office space on the North East Thatcham strategic site, and pursued opportunities through Duty to Cooperate.

7.7 With a lack of supply of suitable sites for office development and little to no viability in the market at present, the Council seeks to promote the supply and refurbishment/upgrading of existing offices and seeks to safeguard existing supply where possible, so that if the market demand for offices strengthens delivery can be achieved. Policy SP17 removes the requirement for office developments within DEAs to satisfy the sequential test and promotes the redevelopment and regeneration of existing employment sites for business development particularly in DEAs. The town and district centres policy also promotes the provision of office space on the regeneration or redevelopment of sites within and on the edge of existing centres. Given the identified shortfall in supply the Council will commit to seek to address this matter again at the first five year review of the Local Plan.

7.8 The provision of industrial space has been consistently strong over recent years, and both trend-based projections and economic forecasts indicate growth in industrial space. The ELR 2022 therefore recommends a minimum industrial requirement of 98,196sqm or 24.5ha of land to 2041 to meet identified needs.

7.9 Chapter 8 sets out a number of site allocations for industrial land, each of which has a site specific policy (policy ESA 1-6) setting out development parameters. Whilst these allocations go some way towards meeting the identified need there remains a shortfall. As with the office requirement the Council has positively sought opportunities to meet the industrial requirement however, the District is heavily constrained and this has resulted in a lack of suitable available sites. Given the identified shortfall in supply the Council will commit to seek to address this matter again at the first five year review of the Local Plan.

7.10 Any sites allocated through the neighbourhood planning process will be in addition to those sites allocated within this Plan and/or existing planning commitments within the neighbourhood planning area.

7.11 The regeneration of the Bond Riverside area (formerly known as London Road Industrial Estate (LRIE) has the potential to deliver additional supply in the later part of the plan period. The redevelopment and regeneration of the Bond Riverside area is a long held vision of the Council and the area has scope, subject to overcoming other policy constraints, for regeneration and the intensification of employment uses to maximise the potential of the site as an employment location, which at present is not optimum and does not provide an attractive environment for modern day use. At this stage the Bond Riverside area is not considered as part of the supply due to uncertainty with regard to the timing of delivery, but the LPR recognises its potential. The majority of the Bond Riverside area falls within the

41 The introduction of Use Class E and GDPO Class ZA and MA

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London Road Industrial Estates DEA, an area designated for business uses. It is important to note that the DEA includes the majority of the Council owned Bond Riverside area and the adjoining Riverpark Industrial Estate, but excludes the football ground.

Location of business development

7.12 The policy seeks to support and build upon West Berkshire's strong and resilient economy through continued business development in sustainable locations. To retain existing businesses and attract new ones into the District the supply of sites and premises of the right quality, size and type in the right locations is essential.

7.13 The Council's evidence highlights two distinct areas of demand for offices within West Berkshire, focusing on Theale in the east which is connected to the Reading market, and Newbury and Thatcham in the centre of the District. The demand for office space in Newbury town centre is predominantly for smaller units with larger requirements focusing on the out of town stock, however large amounts of office accommodation has been lost to residential in recent years through permitted development rights. Outside of Theale and Newbury the office market has a local focus. Since the Covid 19 pandemic began the economy has experienced a weakened office market, with fallen demand and strong signs that companies are releasing/rationalising space and not taking on new space. However, despite this slowdown in the office market there remains a forecasted demand for office space over the plan period.

7.14 The industrial market across West Berkshire is performing well, with low vacancy and a tight supply for smaller units (up to 5,000sqm) which sees the most take up activity. Whilst there is demand for larger B8 distribution and logistics this tends to be at the motorway junctions. Occupiers across all building sizes range from local to national businesses and covering a wide variety of business activity with no specific sector driving demand. The Covid19 pandemic has strengthened the industrial market further, with continued strong demand.

7.15 As a result the ELR recommends safeguarding existing employment sites. West Berkshire has a number of designated employment areas (DEA) which are specific locations across the District designated for business uses/development providing a range of sites and locations to promote sustainable economic growth. These areas known as Protected Employment Areas (PEAs) are renamed Designated Employment Areas (DEAs) through this LPR. All DEAs are listed in Appendix 4 and defined on the Policies Map. The District's DEAs contribute significantly to the supply of employment land and provide opportunities for regeneration and intensification and therefore policy DM31 seeks to safeguard these areas to protect and strengthen their function and integrity.

7.16 The Council will support appropriate proposals for offices, industrial, and storage and distribution on sites allocated for employment land, within settlement boundaries where there is a presumption in favour of development, within DEAs and on previously developed land within existing suitably located employment sites where they accord with the relevant policies within this Plan.

7.17 Greenham Business Park has a Local Development Order in place across the site. This sets out development parameters by which certain schemes can proceed without planning permission. Proposals which are outside of the scope of the Local Development Order and require planning permission shall be determined in accordance with the relevant LPR policies.

7.18 The District has a vast rural area that is host to a large number of small and medium sized enterprises which are vital to providing local job opportunities and a diverse economy. The LPR therefore seeks to support appropriate new or expanding businesses in the countryside, supporting sustainable economic growth within the rural areas without detriment to the environment. In the countryside, proposals that contribute to sustaining a prosperous rural economy will be encouraged where they accord with policy DM35.

7.19 Office development will be required to satisfy the sequential test where the proposal is not within a town or district centre as set out in policy SP18 or within a DEA. There will be a particular focus on directing offices to Newbury, where evidence indicates a market demand for high quality new office provision, provided the scale and intensity is in keeping with the surrounding area.

7.20 In order to maintain a supply of employment land across the District to support the local economy, proposals seeking the loss of business development, outside of a DEA, will be required to justify the loss of floorspace/land. This includes, as a minimum, providing evidence that the site has been marketed at a realistic price for a minimum period of six months with no reasonable offer of sale or rent. In addition, the Council require applicants to demonstrate that the proposal will not substantially prejudice the overall supply of employment land over the plan period and will not conflict with or undermine the function of existing neighbouring uses. If the proposal is for the loss of offices within a town or district centre as set out in policy SP18 then it must be demonstrated that the scheme will contribute to the

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vitality and viability of that centre. If the proposal is in the countryside, the applicant must also demonstrate that the proposal does not have a significant negative impact on the vitality and viability of the local economy of the surrounding rural area in accordance with policy DM35.

Scale, type and intensification of business development

7.21 The redevelopment and regeneration of existing employment sites for business development will be supported to boost supply and enable the provision of modern employment stock, attracting investment and replacing lower grade stock that is reaching the end of its functional life. To ensure the health of the local economy is maintained it is important to provide variety of size and type of employment premises of an appropriate scale and intensity allowing businesses to invest, adapt and expand. The Council will therefore encourage proposals which seek to upgrade or redevelop existing sites and premises making efficient use of land, especially within DEAs, which will enhance the flexibility and availability of employment space. Local Development Orders (LDO) will also be supported where appropriate.

7.22 Business development within the District is dominated by small and medium sized units. Demand for such accommodation is likely to be met through smaller individual sites and within multi-occupancy employment areas. The Council will encourage the provision for small and medium sized businesses, including flexible workspace which enables businesses to start, develop and thrive in West Berkshire.

7.23 An important factor in building economic resilience is having a skilled local workforce. Where feasible and appropriate, the Council will encourage an Employment and Skills Plan as part of major business development proposals. Such plans are likely to be conditioned/within a legal agreement, and undertaken in conjunction with the Council's Economic Development Team.

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Town and district centres

Policy SP18

Town and District Centres

The Council will seek to maintain and enhance the vitality and viability of West Berkshire's town and district centres. The scale, character and role of each centre defines its position within the District's hierarchy of centres:

i. Major town centre: Newbury

ii. Town centres: Thatcham and Hungerford

iii. District centres: Lambourn, Pangbourne and Theale.

The extent of the town centre commercial area boundary for each of the above designated town and district centres within the hierarchy is defined on the Policies Map.

Development proposals for main town centre uses will be directed to the town and district centres defined in this policy in line with the sequential test set out in the NPPF. New office developments within Designated Employment areas (DEA) will be exempt from the sequential test in accordance with policy SP17.

Development proposals within a town or district centre will be supported where they:

a. Are of an appropriate scale and character that reflect and respond to the role and function of that centre;
b. Create a high quality, well designed environment and public realm that promotes the individuality of the centre and responds to its historic built heritage;
c. Contribute to the vitality or viability of that centre;
d. Do not have an adverse impact on the safety and capacity of the local highway network; and
e. Do not have an adverse impact on local amenity.

Retail uses will be encouraged within the primary shopping area as defined on the Policies Map. Changes of use within the primary shopping area from Class E to other uses will be permitted where they do not result in a disproportionate concentration of non-Class E units that would be harmful to the vitality of that centre.

The Council will support redevelopment/regeneration proposals within town and district centres that provide a net additional contribution to office space to assist in meeting identified needs.

To contribute to the diversity and vitality of the District's centres, the Council will seek to retain and enhance existing town centre markets, where appropriate.

Supporting Text

7.24 The key aim of this policy is to maintain and enhance the vitality and viability of West Berkshire's town and district centres to ensure they are places where people want to live, work, shop and spend leisure time.

7.25 The policy also promotes a network of dynamic and successful town centres across the District in accordance with the NPPF. The position of each centre within the hierarchy reflects the scale and character of that town centre, as well as its role and function within the community they serve mainly based upon their retail and leisure offer. The extent of the town centre commercial area boundary for each of the designated town and district centres within the hierarchy is defined on the Policies Map.

7.26 The NPPF requires the Plans to take a positive approach to the growth, management and adaptation of town centres, allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure sectors. Over recent years the retail industry has faced a number of challenges and is continuing to experience a period of unprecedented change as the country emerges from the COVID19 pandemic and establishes its position after exiting the EU. This is evident in our town centres as consumer shopping behaviours have dramatically shifted with the growth of online shopping and 'click and collect', and retailers are having to adapt and respond to these

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macro-economic 'shocks' as well as the changes in shopping trends. The nature of retail and our high-streets continues to adapt, and the commercial leisure sector is becoming an increasingly important contributor to the vitality and viability of town centres.

7.27 The Western Berkshire Retail and Commercial Leisure Assessment 2016 identifies an additional need of 25,600sqm of comparison goods floorspace to 2036 within West Berkshire. However, since this evidence was published the retail industry is experiencing an unprecedented period of change as outlined above. Given the challenges being faced and the need for the sector to take time to adjust and adapt it has not been possible to update the retail evidence in a meaningful way to feed into this Local Plan Review. The Council is therefore committed to a review of the District's retail needs in the first five year review of the Local Plan.

7.28 In responding to the changes within the retail sector, the Use Classes Order was amended in 2020 and now allows much greater flexibility with the introduction of a new use class, Class E (Commercial, Business and Service). Changes of use between the different uses within Class E, which includes typical high street uses, can take place without the need for planning permission. This is to help our high streets and town centres adapt quickly to changing demand and trends.

7.29 The NPPF supports a town centre first approach when locating development for main town centre uses to assist in maintaining the vitality and viability of town centres. This policy promotes a sequential approach and directs main town centre uses (including retail, leisure, cultural and office development) to town and district centres in the first instance, followed by edge of centre, and then out of centre sites.

7.30 The strategic residential allocations, at Sandleford and North East Thatcham, will create new convenience retail floorspace to serve the local communities and this provision will need to complement rather than compete with the existing centres.

7.31 The policy encourages retail uses to be the focus of the primary shopping area, as defined on the Policies Map, however other appropriate Class E uses such as cafes will also be acceptable. Changes of use within the primary shopping area from Class E to other uses will only be permitted where they do not result in a disproportionate concentration of non-Class E units that would be harmful to the vitality of that centre.

7.32 The Council recognise the importance of providing a diverse range of uses within existing centres, and will seek to retain and enhance existing town centre markets, where appropriate. The importance of residential development within a town centre is also recognised as adding vitality to centres, providing activity outside of normal business hours. However, residential that would result in the loss of ground floor retail space and would impact upon the vitality and viability of the centre will not be permitted.

7.33 As the nature of our town centres continue to change we see regeneration for mixed use schemes as centres evolve and ensure they have a viable function moving forward. A vital component of town centre development is accessibility as well as an attractive environment and public realm. In addition, the Council is keen to ensure such mixed use regeneration/redevelopment proposals include provision for office space to assist in meeting the identified need over the plan period. As such, this policy supports town centre regeneration/redevelopment schemes where they provide a net additional contribution to office space.

7.34 The Council's Economic Development team has been working with consultants to prepare place-making strategies for existing centres within the District. These strategies seek to provide a long-term strategy and masterplan for the centres to reposition their commercial, leisure, residential, cultural and public realm offer and to ensure the centres continue to meet the needs of residents, businesses, workers and visitors now and in the years to come. West Berkshire's town and district centres have a lot to celebrate and these strategies draw upon their individual challenges and opportunities to help enhance their environment and offer through a series of actions set out within a Delivery Strategy. The Newbury Town Centre Masterplan was prepared in 2020, and the Council has also completed similar strategies for Thatcham and Hungerford.

7.35 The cultural heritage offer in West Berkshire is vibrant, diverse and strong and it makes a unique contribution to the richness of West Berkshire as a place to live, work and learn. The West Berkshire Cultural Heritage Strategy 2020-2030 sets out a vision to have a sustainable, resilient and thriving cultural heritage sector by 2030 which continues to contribute to the local economy, increases its contribution to the health and wellbeing of residents and that our historic environment is protected and better understood for the enjoyment of all.

7.36 The Council will continue working in partnership with businesses, independent organisations, venues, the Business Improvement District (BID), community and voluntary organisation and other stakeholders to promote West Berkshire's town and district centres as the preferred shopping and leisure destinations for local residents.

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Transport

Policy SP19

Transport

Development that generates a transport impact will be required to:

- Minimise the impact of all forms of travel on the environment, in accordance with West Berkshire's declared Climate Emergency and Environment Strategy;
- Improve and promote opportunities for active travel;
- Improve travel choice and facilitate sustainable travel particularly within, between and to main urban areas and rural service centres;
- Demonstrate good access to key services and facilities;
- Mitigate any adverse impact on local transport networks and the strategic road network; and
- Have regard to the West Berkshire Freight Route Network and availability of lorry parking where development will need the support of these facilities.

Non-residential developments will be required to prepare Transport Assessments or Transport Statements as appropriate in support of the proposed development. The judgement regarding the need for such documents lies with the Council and will be guided by indicative thresholds for various uses.

For residential development, a full Transport Assessment will be required where 60 or more dwellings are proposed. Where 30 or more dwellings are proposed, a Transport Statement will be required. Where appropriate, any development below 60 dwellings may be requested to produce a full Transport Assessment. Development proposals should follow the advice set out in the Council's 'Highway Design Guidance for Residential Developments.'

Travel Plans and the implementation of associated measures will be required for all developments which generate a significant amount of transport movement and in accordance with policy DM45 relating to travel planning measures.

Supporting Text

7.37 The provision of a sustainable transport network to serve the communities of West Berkshire is essential for improving accessibility, enhancing economic vitality, protecting the environment, and promoting quality of life. The policy therefore seeks to encourage sustainable travel in order to achieve these goals, and to minimise the impact on local transport networks and the strategic road network.

7.38 Central to this policy is the recognition of the part that transport needs to play in adapting to help achieve the local Climate Emergency target of carbon neutrality by 2030. The development of new ideas and technologies in relation to reducing the environmental harm caused by our travel activities is moving at pace. It is essential that new development in the District adopts the latest standards and practices in reducing carbon in order that transport and travel is leading the way in West Berkshire in tackling climate change and minimising harm to our environment.

7.39 Improving and promoting opportunities for active travel should be considered for all development and be carried out in a way that recognises safety as a key consideration. Particular focus should be given to the safety of pedestrians, cyclists, equestrians, and other vulnerable road users. These active travel modes benefit people's health and are promoted through the Local Transport Plan and supporting Active Travel Strategy, and the Environment Strategy.

7.40 Improving travel choice is a key way of working towards a modal shift away from single occupancy car use in favour of more sustainable travel (walking, cycling, bus and rail travel, car sharing, car clubs). Improving sustainable travel choice within and between the main urban areas and rural service centres of West Berkshire and key destinations in neighbouring authorities will help to facilitate regular journeys for example to work and education. All development will be required to show how it improves travel choice and reduces the use of single occupancy cars.

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7.41 The Council's desire to plan for people to live in places where there are local facilities and services, whether these are fixed or mobile will support the ambition to reduce the need to travel which is one of the best ways of reducing the impact on the environment or stress on local transport networks. The changing nature of technology and how this facilitates working from home and access to services through the world wide web also contributes to this.

7.42 The nature of West Berkshire poses a significant challenge for accessibility to key services and facilities. Residential development should seek to demonstrate good accessibility by:

- locating where there is already good access to key services and facilities;
- contributing towards improving connections between communities and key services and facilities.
- having or developing good technology infrastructure

7.43 The Council is responsible for the local highway, cycle and walking, and public right of way networks as well as supporting public transport networks. National Highways is responsible for the strategic road network (SRN) which, in West Berkshire, comprises the M4 and the A34. All development proposals will be required to demonstrate that they do not adversely affect these networks or that they can mitigate the adverse impact. Where a Transport Assessment for a significant development illustrates that there will be an impact on the capacity of the SRN or local networks, the developer will need to undertake detailed traffic modelling in accordance with national guidance. Developers will need to work with the Council and National Highways to establish a suitable mitigation package.

7.44 The Council has established a preferred Freight Route Network (FRN) for West Berkshire which identifies a hierarchy of routes that should be used for freight movements to, through and within the District. Development which results in freight movements, including construction traffic should take into consideration the FRN. Developments that have associated travel activity that is likely to require the use of local lorry parking facilities should have regard to the capacity of these facilities in support of their proposed development. Development that encourages modal shift of goods and people to more sustainable forms of transport will be supported.

7.45 Transport Assessments / Statements and Travel Plans are vital to support planning proposals so that the impact of the proposed development can be assessed and mitigated. All developments which are judged to generate significant transport movement will be required to provide a suitable level of assessment.

7.46 Details around requirements for parking provision (relating to cycle, motorcycle and car parking) are dealt within policy DM44, and details travel planning measures in policy DM45.

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Infrastructure requirements and delivery

Policy SP20

Infrastructure Requirements and Delivery

Development will be required to ensure the timely and coordinated delivery of necessary infrastructure, having regard to the latest version of the Council's Infrastructure Delivery Plan, through proportionate financial contributions and/or on- site provision. Where necessary, the phasing of development will be linked to infrastructure provision.

The Council will collaborate with other strategic policy making authorities to ensure that administrative boundaries do not restrict the delivery of the most appropriate infrastructure response.

To ensure that communities and business are able to function and grow in a sustainable and effective manner, within the context of the Council's declared local climate emergency, the Council will work with infrastructure providers and stakeholders, agencies and organisations and funding providers, to identify requirements for and enable the delivery of infrastructure and services for new development and infrastructure development in its own right.

The Council will seek to protect, co-ordinate and, where appropriate, improve services and facilities that provide a key function in the operation of existing communities and protecting environmental quality. The loss of existing infrastructure will only be supported if a suitable alternative can be provided or it can be demonstrated that the infrastructure is no longer required to meet the needs of the community.

Supporting Text

7.47 To ensure that new development within West Berkshire is sustainable, it needs to be supported by adequate and appropriate infrastructure in a timely manner. Infrastructure includes, but is not limited to, physical, social and green (including blue) infrastructure. Certainty regarding the infrastructure requirements of new development is needed, and therefore infrastructure will be completed in advance of new development where appropriate. This is to make certain that the needs of the occupiers of new development can be met without placing undue burdens on existing infrastructure facilities and services.

7.48 Existing infrastructure facilities and services in West Berkshire will play an important role in helping to meet demand where spare capacity has been identified or where co-location of facilities can be achieved for multiple uses. As such, the Council will be seeking to protect and make best use of its existing infrastructure assets.

7.49 In preparing the LPR, the Council is working in partnership with infrastructure providers, both internal Council departments and external organisations, to identify the infrastructure required to support and facilitate the new development proposed in the plan. Details of this are contained in the Council's emerging Infrastructure Delivery Plan (IDP).

7.50 The Infrastructure Delivery Plan (IDP) sets out a range of infrastructure projects to be delivered over the lifetime of the plan and includes details of the timing and type of infrastructure, costs associated with delivery and funding arrangements or gaps and who will lead on delivery. Infrastructure schemes identified in the early phase of the Local Plan will have greater certainty of being delivered and although longer term schemes may be more fluid at this stage, the IDP is a living document which will be updated on a regular basis to ensure it remains up to date with the timing of projects and their costs and funding.

7.51 The Council will always seek to ensure that development makes a fair contribution to infrastructure, with developers taking the lead in this provision. Therefore, and where appropriate, the Council will encourage developers to provide the necessary infrastructure and facilities themselves as part of new development, rather than by making financial contributions, provided that these include funded proposals for long term management and maintenance.

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7.52 Where necessary, the Council will continue to seek funding for all infrastructure projects through a range of sources including from central government, Local Enterprise Partnerships, and developer contributions. The council will secure developer contributions through the use of Section 106 (S106) Agreements, licensing agreements and through the Community Infrastructure Levy (CIL) Charging Schedule or any successor. The policy is therefore also supported by the Planning Obligations Supplementary Planning Document.

7.53 National planning policy requires that the viability of new development is considered in the context of infrastructure requirements. In considering planning obligations, the relevant tests will need to be applied as set out in Regulation 122 of the CIL Regulations 2010 (as amended).

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8 Non strategic site allocations: our place based approach

8.1 This section contains policies for the non-strategic site allocations (residential, mixed use and employment). A significant number of the residential sites are already allocated, carried over from the HSADPD. Not all the HSADPD sites have been included; those where development has been completed or is close to completion have been excluded as there is no need for an allocation in the LPR.

8.2 For each policy, the site allocation is identified on the indicative site map. The area shown on the map is the gross site area. The approximate number of dwellings for each site have been calculated using the West Berkshire Density Pattern Book Study (2019), unless the site promoter has suggested a development potential that is lower. The approximate numbers are indicative, and actual numbers will be determined during the planning application process through detailed design work in accordance with the parameters set out below and other relevant policies, having regard to the particular characteristics of the site and its surroundings.

Sites allocated for residential development: Newbury and Thatcham

8.3 The main focus for growth in West Berkshire is the Newbury and Thatcham area, where two strategic urban extensions are proposed; the first, the existing Core Strategy allocation at Sandleford Park, south of Newbury, which is carried forward with a redefined policy boundary where approximately 1,500 homes could be developed; and the second, another greenfield site, to the northeast of Thatcham for up to approximately 2,500 homes. These two sites are allocated under policies SP13 and SP14, with the remainder of the growth in the Newbury and Thatcham area comes through smaller site allocations set out below.

8.4 There is significant potential on previously developed land within settlement boundaries, particularly in Newbury town centre and periphery. Sites within settlement boundaries are not being allocated. This is because settlement boundaries are a long-established planning tool. They identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations.

Policy	Allocation	Approximate numbers
RSA1	Land north of Newbury College, Monks Lane, Newbury (Site Ref: HSA 1)	15 dwellings
RSA2	Land at Bath Road Speen (Site Ref: HSA 2)	100 dwellings
RSA3	Land at Coley Farm, Stoney Lane, Newbury (Site Ref: HSA 3)	75 dwellings
RSA4	Land off Greenham Road, South East Newbury (Site Ref: HSA 4)	160 dwellings
RSA5	Land at Lower Way, Thatcham (Site Ref: THA025)	85 dwellings
RSA6	Land at Henwick Park, Bowling Green Road, Thatcham (Site Ref: CA12)	225 dwellings
RSA7	Land east of Regency Park Hotel, Bowling Green Road, Thatcham (Site Ref: CA17)	45 dwellings
RSA29	Long Copse Farm, Enborne (Site Ref: TS2)	24 plots

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Sites allocated for residential development: Newbury and Thatcham Area

Policy RSA1

Land north of Newbury College, Monks Lane, Newbury (Site ref HSA 1)

This site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

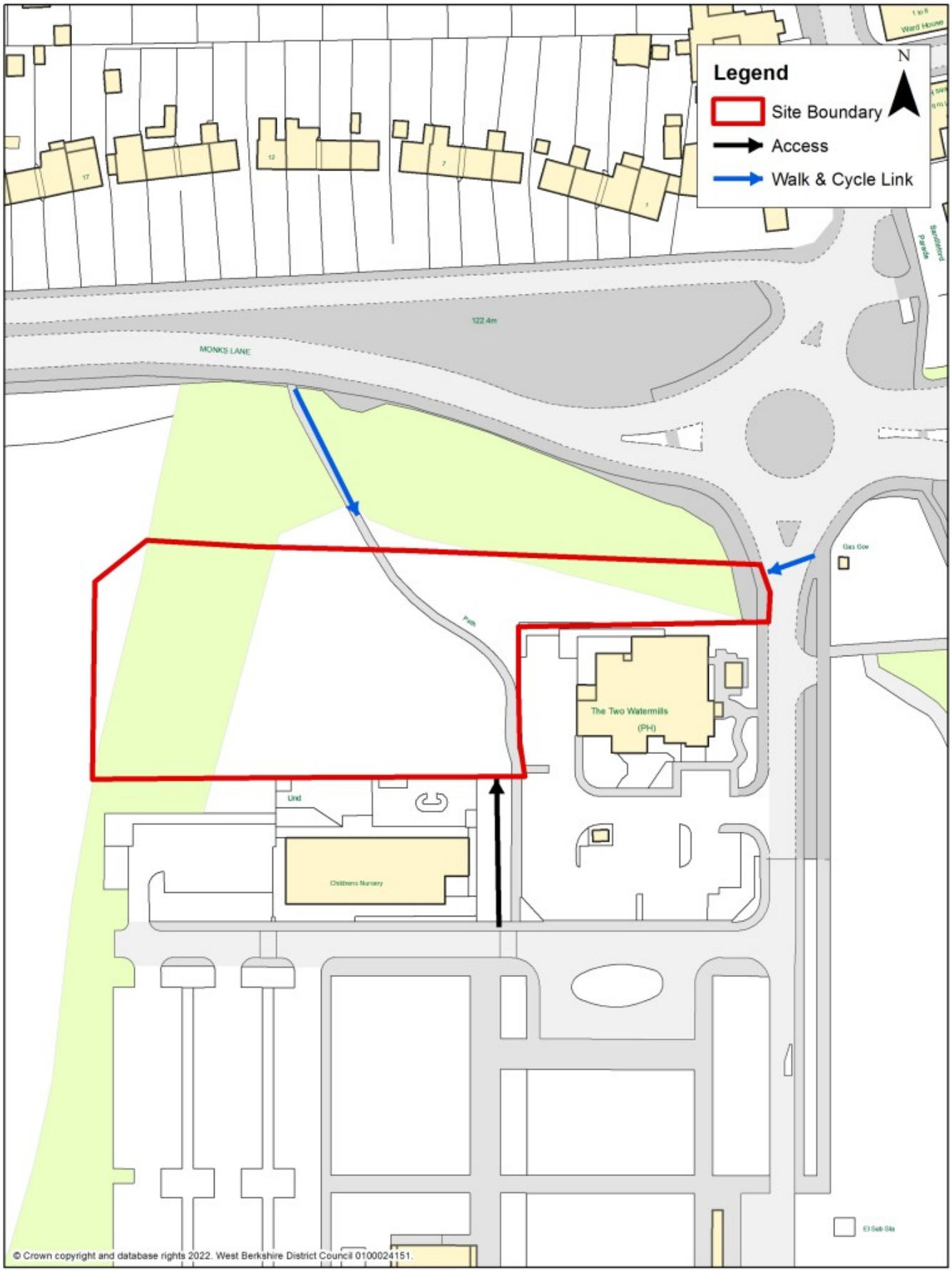
a. The provision of approximately 15 dwellings;
b. Accessed via the west of the public house onto Monks Lane via the existing roundabout;
c. Informed by an air quality survey that will advise on any necessary mitigation measures;
d. Informed by the archaeological assessment already undertaken of the site;
e. The scheme will be supported by a Flood Risk Assessment that will advise on any appropriate mitigation measures;
f. A development design and layout in line with policy SP7 that includes the following measures:

    i. Sensitively designed to enhance the gateway into Newbury from the south;
    ii. Takes into account the development proposals for Sandleford Park;
    iii. Traffic calming and road safety measures to avoid conflict with users of Newbury College;
    iv. Linkages into existing footpaths and cycleways;
    v. Responds positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and

g. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required.

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Land North of Newbury College, Newbury



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Policy RSA2

Land at Bath Road, Speen, Newbury (Site Ref: HSA 2)

This site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

a. The comprehensive delivery of approximately 100 dwellings;
b. Vehicular access options to be fully explored are Bath Road and Lambourn Road. The final choice/s will be fully informed by a Landscape and Visual Impact Assessment (LVIA) for the site. This will consider the development, design and layout, including full consideration of the heritage setting of the site;
c. Informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the A34;
d. Informed by the archaeological assessment already undertaken of the site;
e. Informed by an appropriate Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and protected and/or priority habitats and/or species are not adversely affected;
f. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
g. The site will be developed in accordance with the Landscape Capacity Assessment (2015) which will ensure development conserves and enhances the landscape edge to Speen and that the existing character of Speen and west Newbury is maintained. The scheme will comprise a development design and layout in line with policy SP7 that includes the following measures:

    i. Limitation of built form to below the higher ground to avoid introducing prominent development on the skyline;
    ii. Retention of the allotments in situ, with consideration of additional provision;
    iii. A tree planted landscape buffer to the A34, slip road and A4 to maintain the rural and historic character of the western approach into Newbury;
    iv. Tree belts to be provided to the rear gardens of the adjacent houses linking into the tree line along the former railway line;

h. Responds positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5;
i. Development will protect and enhance the special architectural and historic interest of the Speen Conservation Area. Particular attention will be paid to the design of the scheme when approaching the Conservation Area along Bath Road, responding sensitively to the character, density and scale of existing development;

j. The rural character of the existing Public Rights of Way across the site will be protected;

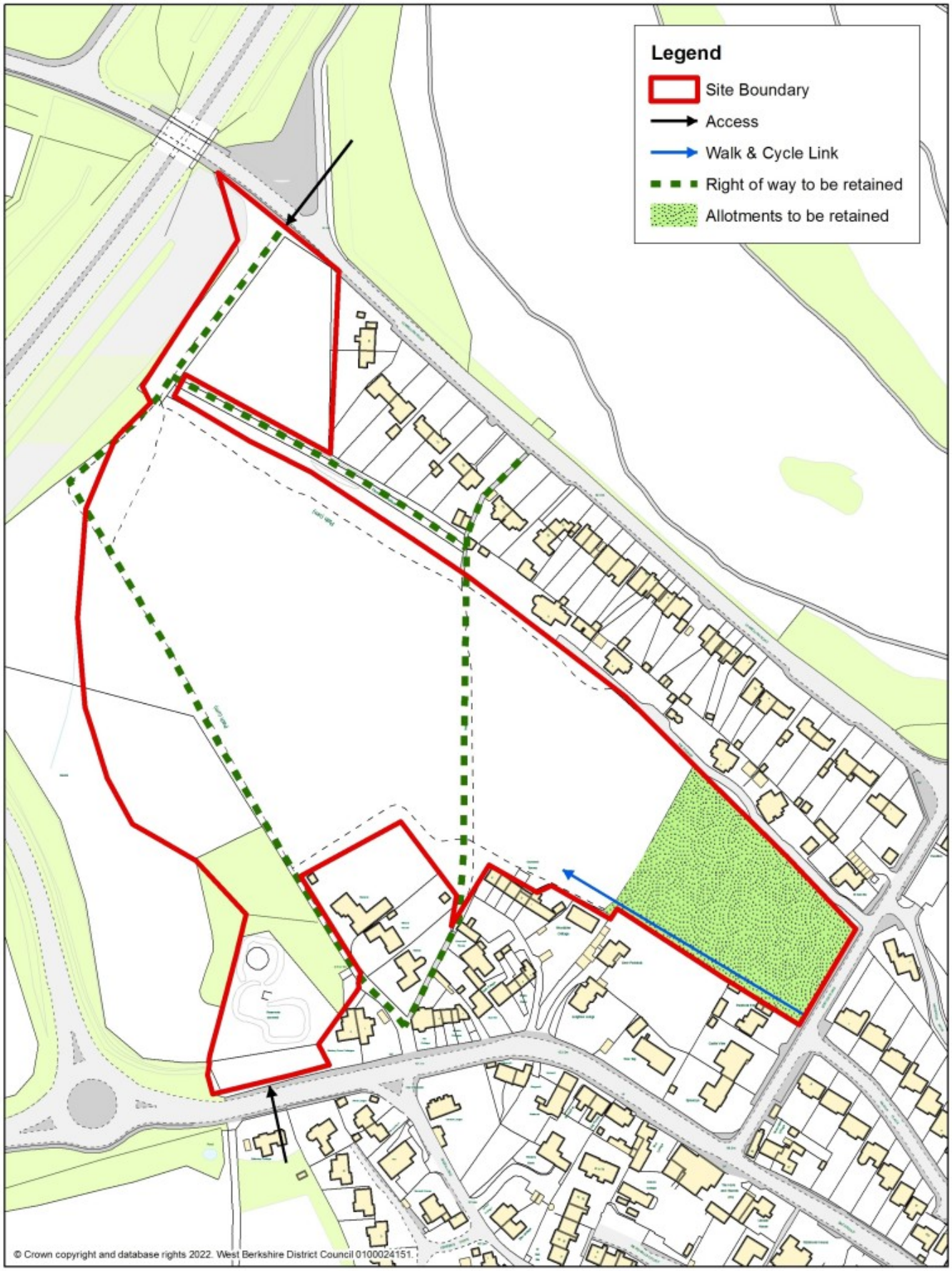
k. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required;

l. A Construction and Operations Management Plan (COMP) should accompany any planning application on the site. The COMP will safeguard the oil pipeline from operational works, including the provision of an appropriate buffer; and

m. The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.

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Land at Bath Road, Speen



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Policy RSA 3

Land at Coley Farm, Stoney Lane, Newbury (Site Ref: HSA 3)

This site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

a. The provision of approximately 75 dwellings;
b. Be accessed from Stoney Lane, which will require widening, with footpaths provided to connect the site to existing footways. The potential for secondary accesses will need to be fully explored through the planning application process;
c. Informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and protected and/or priority habitats and/or species are not adversely affected;
d. Takes into account the findings of a Flood Risk Assessment (FRA) which will take into account the flood risk downstream of the site and include mitigation measures including sustainable drainage measures to manage surface water on-site;
e. Comprises a development design and layout in line with policy SP7 that includes the following measures:

    i. Sensitively designed to respect the character of this part of Newbury;
    ii. Responds effectively to the topography of the site in terms of design and layout;
    iii. Dwellings fronting onto the open space to provide an attractive living environment;
    iv. Respects the setting of the balancing pond and other water features to the south of the site;
    v. Provides cycle and footpath connections into existing routes and beyond into the open countryside;

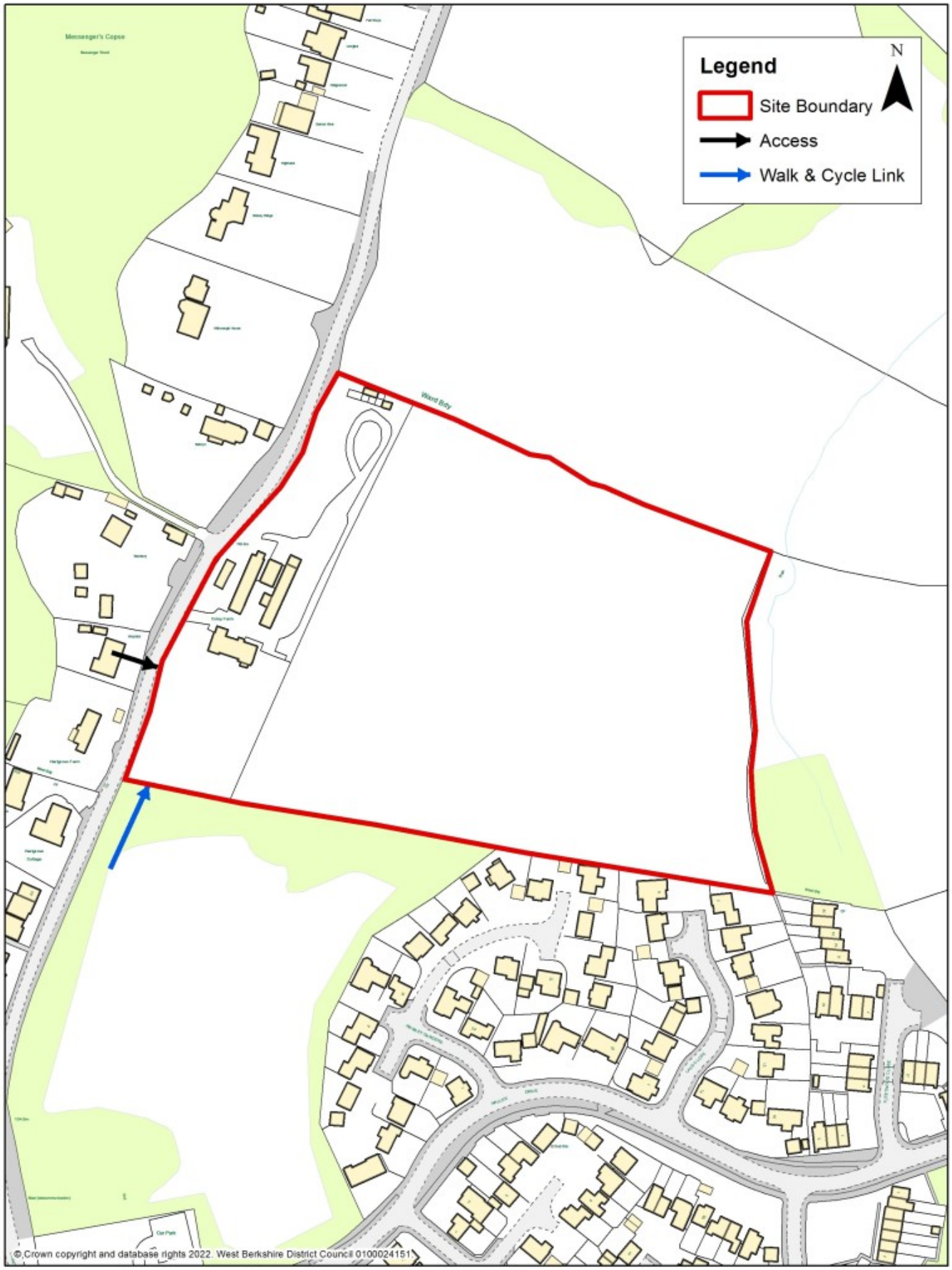
f. Responds positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5;
g. The following landscape mitigation and enhancement is required to soften the edge and help integrate the site into the landscape:

    - Retention of vegetation along Stoney Lane, except at the access point;
    - Development will be set back from Stoney Lane and additional woodland buffer planting introduced in order to retain the enclosed rural character of Stoney Lane; and
    - Development will be set back from the northern boundary and a woodland belt provided;

h. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required; and
i. A Construction and Operations Management Plan (COMP) should accompany any planning application on the site. The COMP will safeguard the oil pipeline from operational works, including the provision of an appropriate buffer.

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Land at Coley Farm, Stoney Lane, Newbury



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Policy RSA4

Land off Greenham Road, South East Newbury (Site Refs: HSA 4)

Together these sites, as shown on the indicative map, will be required to be master planned comprehensively to provide a phased and permeable development. The sites will be delivered in accordance with the following parameters:

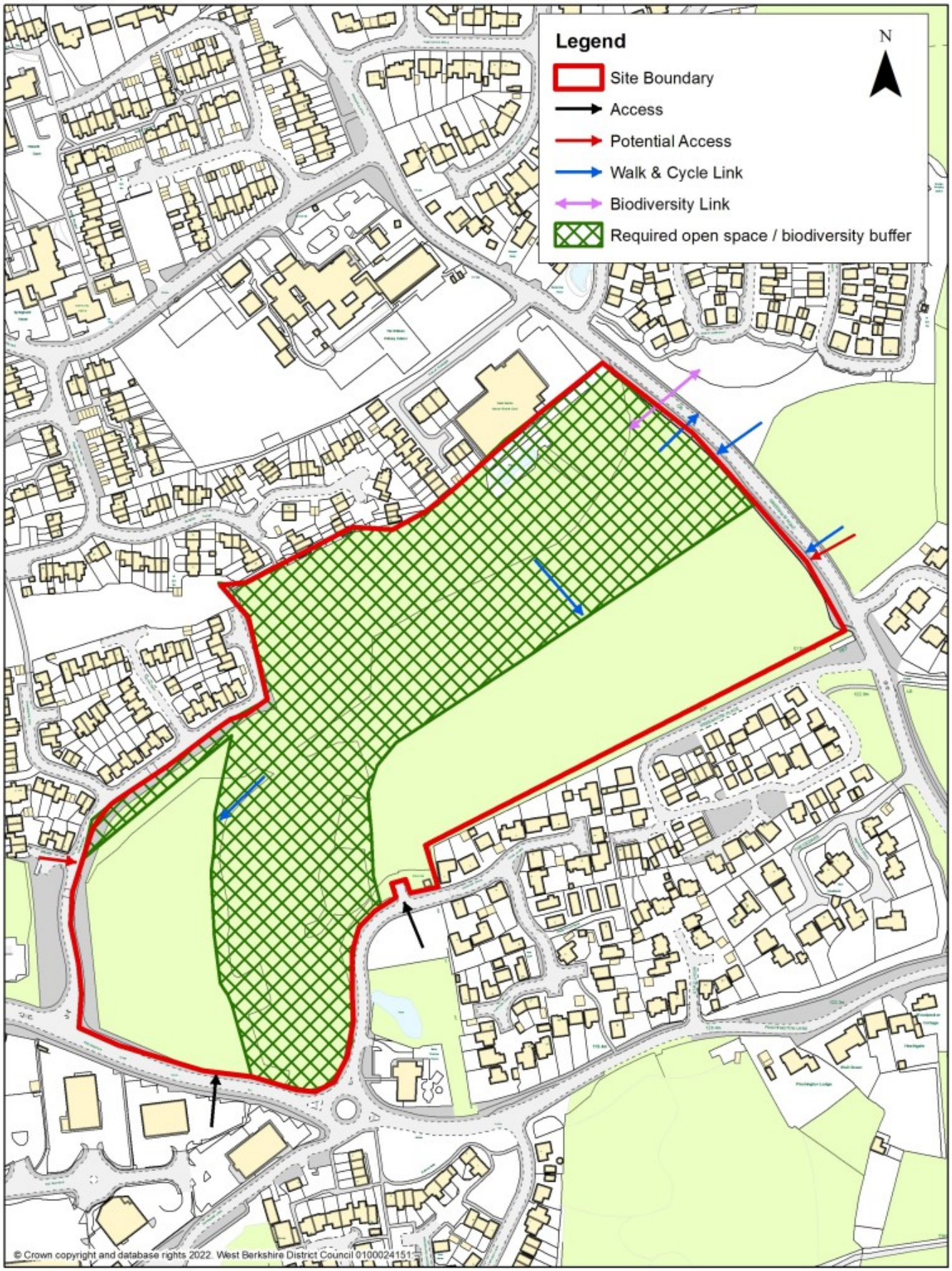
a. Provision of approximately 160 dwellings, with a mix that includes a proportion of smaller, higher density homes;
b. Includes accesses from Pinchington Lane, Greenham Road and Haysoms Drive;
c. Informed by an appropriate Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and protected and/or priority habitats and/or species are not adversely affected;
d. A full contamination investigation will be required. Development will need to take into account the findings of the contamination assessments that have been carried out for the site, putting in place appropriate mitigation measures;
e. Informed by a Transport Assessment that takes into account committed development including the Sandleford Park proposal;
f. Comprises a development design and layout in line with policy SP7 that includes the following measures:

    i. Integrates effectively with the existing residential built form; and
    ii. A key part of the development allocation will be the establishment of the central part of the site as public open space. This area of land, which will be retained outside of the settlement boundary for Newbury, will remain open in perpetuity in order to ensure protected species are not adversely affected. There will be opportunities for reptile and Great Crested Newt receptor sites. Further consideration will be required at the planning application stage in order to determine the detailed layout and management of this area;

g. The scheme will support and make a positive contribution to the West Berkshire Living Landscape project;
h. Responds positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and
i. The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.

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Land off Greenham Road, Newbury



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Policy RSA5

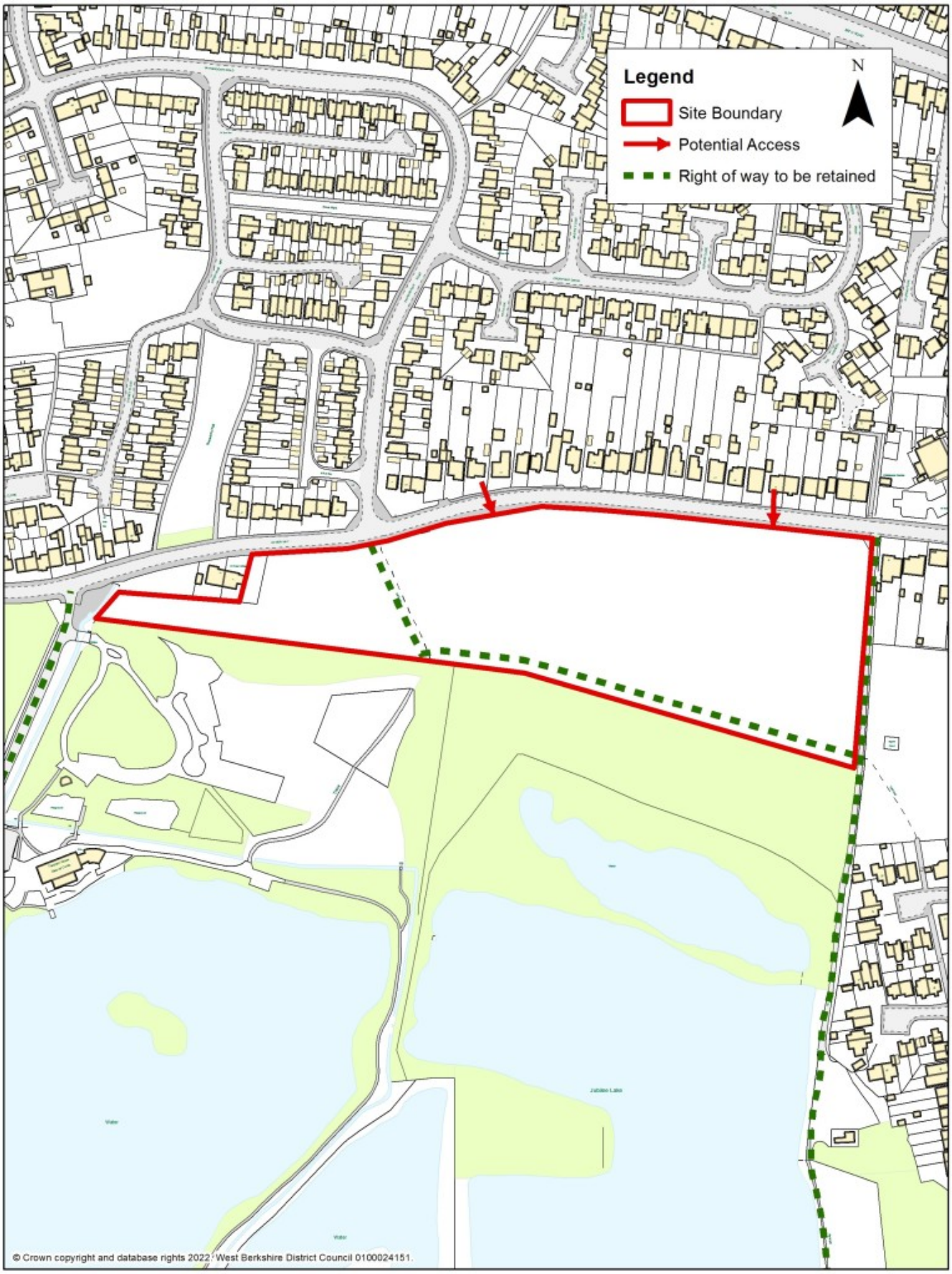
Land at Lower Way, Thatcham (Site Ref: THA025)

This site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

a. Provision for approximately 85 dwellings, with a mix of dwelling sizes and types;
b. The site should be accessed via Lower Way. To ensure permeability through the site, the scheme should be designed with the potential for two accesses to be provided. Pedestrian and cycle linkages will be expected through the site and linking to the surrounding area;
c. The scheme will be informed by a Landscape and Visual Impact Assessment (LVIA) which considers the site in its wider context, particularly in relation to the lakes to the south of the site and the existing housing to the north. The LVIA will inform the design, layout and capacity of the development, including the location of public open space on the site;
d. It is expected that development will front onto Lower Way to enable effective integration with the existing built form and be set back from the existing public rights of way within or adjacent to the site, which should be retained as distinct routes separate from the roads within the development;
e. Development will be informed by an appropriate Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure
any designated sites and/or protected habitats and/or species are not adversely affected. This includes any adverse impact on the Thatcham Reed Beds SSSI, River Kennet SSSI and Kennet and Lambourn Floodplain SAC. Opportunities to improve biodiversity and green connectivity alongside the nearby Long Lake Marsh Local Wildlife Site should be considered;
f. The scheme will support and make a positive contribution to the West Berkshire Living Landscape project;
g. Development will be informed by the archaeological assessment already undertaken of the site;
h. Development will be informed by a phase 1 contamination assessment and subsequent investigations as necessary;
i. The scheme will be informed by a Flood Risk Assessment (FRA) which takes into account the adjacent area of surface water flood risk and the ordinary watercourse on the site. The FRA should consider all potential sources of flood risk and advise on the necessary mitigation measures to be incorporated within the development;
j. Development on the site will not adversely affect the adjacent SSSI and SAC to the south of the site. A Habitat Regulations Assessment will be required to accompany any future planning application;
k. Development on the site will connect to the mains sewerage system and an integrated water supply and drainage strategy will be required for this site;
l. The scheme will comprise a development design and layout in line with policy SP7 and development on the site will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and
m. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will also be required.

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Land at Lower Way, Thatcham



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Policy RSA6

Land at Henwick Park, Bowling Green Road, Thatcham (Site Ref: CA12)

The site as shown on the on the indicative map, will be required to be developed in accordance with the following parameters:

a. The provision of approximately 225 dwellings;

b. Access to the site will be provided via Cold Ash Hill / Heath Lane and Bowling Green Road, with further pedestrian accesses onto Cold Ash Hill, Heath Lane, Bowling Green Road, and site allocation RSA7 (Land east of the Regency Park Hotel);

c. Internal walking and cycling routes for the site will be provided and will be linked to existing routes;

d. Measures will be provided to mitigate the impact of development on the local road network which may include the widening of Heath Lane and Bowling Green Road fronting the site. A Transport Assessment will be required;

e. Measures will be included to improve accessibility by, and encourage the use of, non-car transport modes. These measures will be set out in a Travel Plan;

f. The scheme will comprise a development design and layout in line with policy SP7 and policy DM2 that will be further informed by a full detailed Landscape Visual Impact Assessment (LVIA), and will include the following measures:

g. A Heritage Impact Assessment will be required to inform the development design and layout and to protect the setting of the nearby Grade II listed Henwick Old Cottage;

h. Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;

i. Small areas of the site are at risk from surface water flooding. Development proposals for the site will be supported by a Flood Risk Assessment (FRA), in accordance with policy SP6. The FRA will need to take into account of the Thatcham Surface Water Management Plan and set out:

    i. Adequate flood mitigation measures to ensure there is no detrimental flood risk; and
    ii. How flood alleviation measures already present on the site will be retained, protected and enhanced;

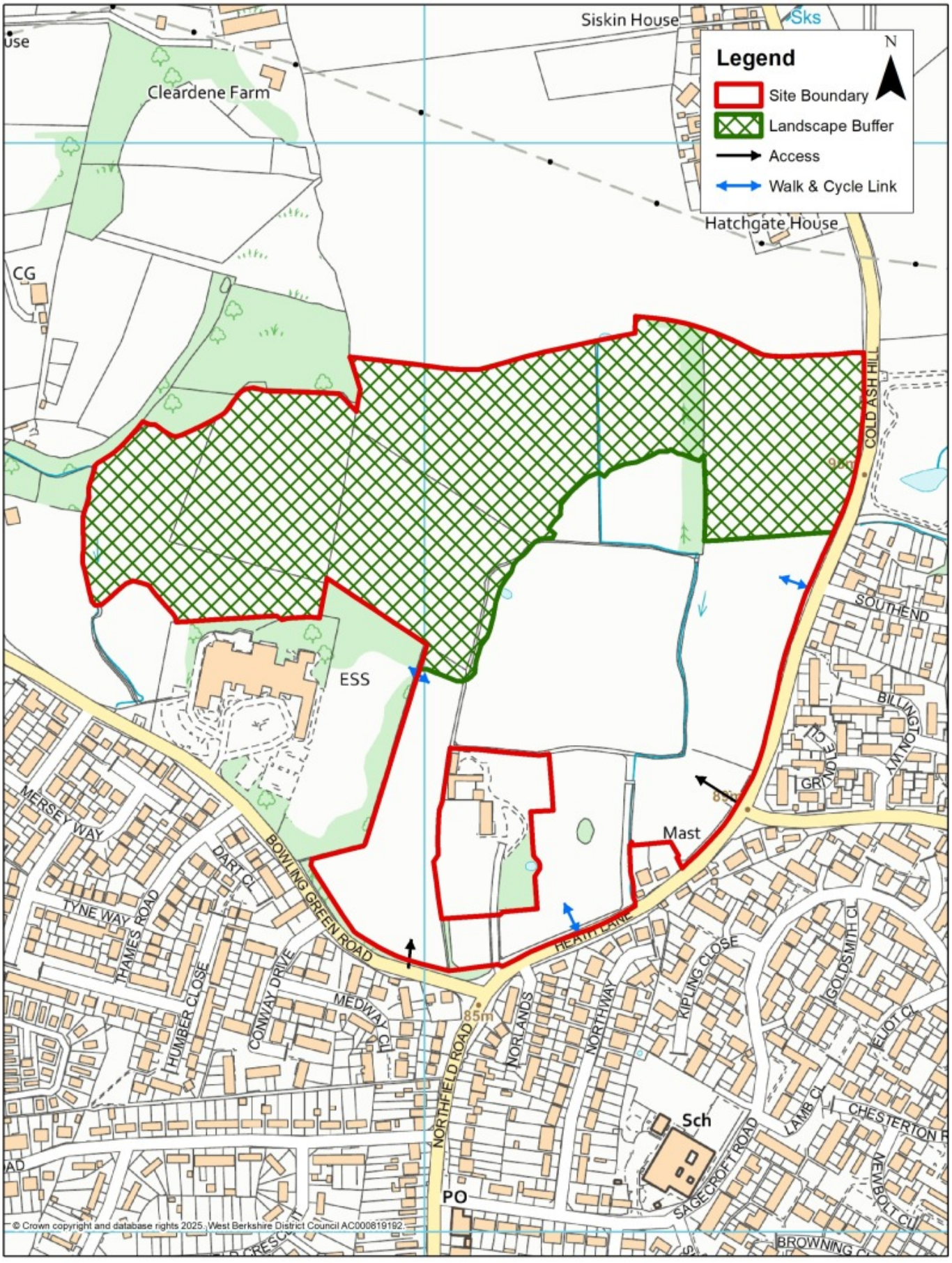
j. Development will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;

k. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and

l. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required.

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Land at Henwick Park, Bowling Green Road, Thatcham



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Policy RSA7

Land East of Regency Park Hotel, Bowling Green Road, Thatcham (Site ref CA17)

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

a. The provision of approximately 45 dwellings;

b. Access to the site will be provided via Bowling Green Road with the exact access arrangements to be determined at the planning application stage. A walking and cycling link to site allocation RSA6 (Land at Henwick Park) must also be provided;

c. Internal walking and cycling routes for the site will be provided, and will be linked to existing routes;

d. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required;

e. Measures will be included to improve accessibility by, and encourage the use of, non-car transport modes. These measures will be set out in a Travel Plan;

f. The site will be developed in accordance with the Landscape Capacity Assessment (2015). The scheme will comprise a development design and layout in line with policy SP7, that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA), and will include the following measures:

    i. No development above the 95 metre AOD contour;

    ii. The balance of land in the north of the site to be retained as a landscape buffer which will be retained outside the settlement boundary for Thatcham;

    iii. Reinforcement of the existing tree line along the Bowling Green Road, eastern, and northern boundaries; and

    iv. Green Infrastructure to break up the built form;

g. A Heritage Impact Assessment will be required to inform the development design and layout due to the presence of non-designated heritage assets;

h. Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;

i. Development proposals for the site will be supported by a Flood Risk Assessment (FRA), in accordance with policy SP6. The FRA will need to take account of all potential sources of flood risk, including surface water flooding, and will advise on any appropriate mitigation measures. It will also need to take account of the Thatcham Surface Water Management Plan;

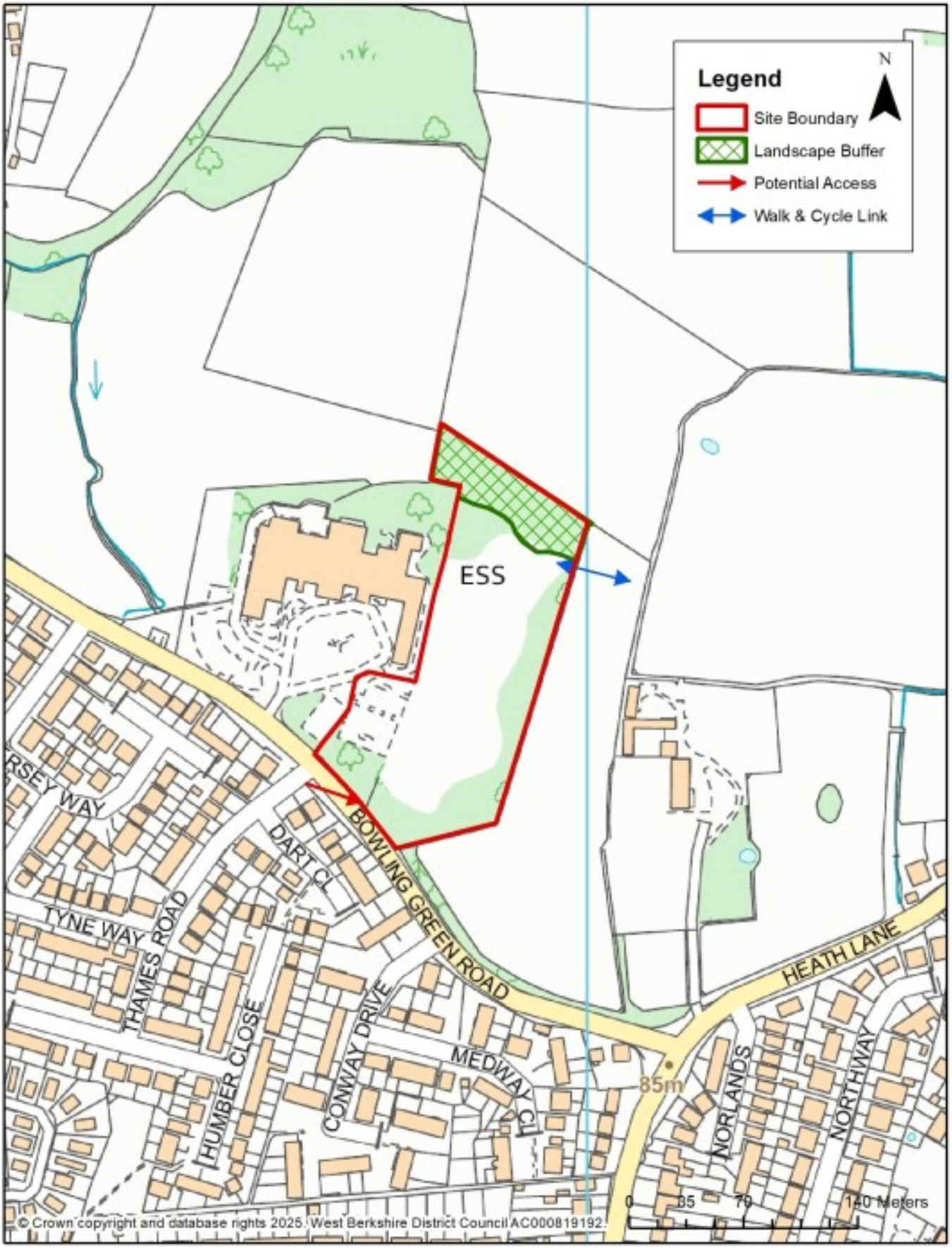
j. Development will be informed by an Ecological Impact Assessment (EcIA); Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;

k. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and

l. Part of the site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required.

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Land East of Regency Park Hotel



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Sites allocated for residential development: Eastern Area

8.5 In the Eastern Area the significant constraints to development mean provision for new development is more limited. Constraints include the Detailed Emergency Planning Zone (DEPZ) of Atomic Weapons Establishment (AWE) Aldermaston and AWE Burghfield. The DEPZ was defined following changes to legislation in 2019 (Radiation (Emergency Planning Preparedness and Public Information) Regulations 2019) which resulted in the redetermination of the emergency planning arrangements around AWE Aldermaston and AWE Burghfield in 2020. Given the constraints in this spatial area the LPR does not propose any strategic allocations, but non-strategic allocations are proposed on the edge of existing settlements as set out below.

8.6 Land adjacent to New Stocks Farm (policy RSA28), which is located within the DEPZ of AWE Aldermaston, is already in use for Gypsy and Traveller accommodation (transit site). The allocation of the site for eight permanent pitches was not considered to have an impact upon the emergency plan.

8.7 Land adjoining Pondhouse Farm, Burghfield (policy RSA15), which is located within the DEPZ of AWE Burghfield, was granted outline planning permission in December 2019. When the DEPZ was reconsidered in 2020, the 100 units proposed were included in the detailed calculations undertaken by Emergency Planning.

8.8 If in the future the DEPZ is reviewed and the emergency planning arrangements be amended, then future reviews of the Local Plan will consider whether allocations in this area would be suitable.

Policy	Allocation	Approximate numbers
RSA8	Land at Pincents Lane, Tilehurst (Site Ref: TIL13)	138 dwellings
RSA9	Stoneham's Farm, Long Lane, Tilehurst (Site Ref: HSA 9)	65 bedspace care home
RSA10	72 Purley Rise, Purley on Thames (Site Ref: HSA 11)	35 dwellings
RSA11	Land adjacent to Bath Road & Dorking Way, Calcot (Site Ref: HSA 13)	35 dwellings
RSA12	Land between A340 & The Green, Theale (Site Ref: HSA 14)	100 dwellings
RSA13	Whitehart Meadow, Theale (Site Ref: THE1)	40 dwellings
RSA14	Former Sewage Treatment Works, Theale (Site Ref: THE7)	60 dwellings
RSA15	Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common (Site Ref: HSA 15)	100 dwellings
RSA16	Land north of A4 Bath Road, Woolhampton (Site Ref MID4)	16 dwellings
RSA28	New Stocks Farm, Paices Hill, Aldermaston	8 pitches

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Policy RSA8

Land at Pincents Lane, Tilehurst (Site Ref: TIL13)

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

a. The provision of approximately 138 dwellings, providing a mix of dwellings sizes and types including custom and self-build units;

b. Access to the site will be obtained from Pincents Lane from the south, with an additional emergency vehicle access to be provided;

c. Measures will be provided to mitigate any impact of the development on the local road network. A Transport Assessment will be required to inform development proposals;

d. Walking and cycle routes into and through the site will be provided and will be linked to existing routes, including existing Public Rights of Way which will be protected and enhanced. The dedication/acceptance of a public footpath running north/south through the community parkland and the creation of pedestrian links to the recreation ground should also be considered;

e. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Plan;

f. The site lies within the setting of the North Wessex Downs National Landscape and will be developed in accordance with policy SP2 and the Landscape Capacity Assessment [(42)] for the site. The scheme will comprise a development design and layout in line with policy SP7, that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA) and will include the following measures:

   i. development will be expected to be contained below 75m AOD contour. Any minor incursions above 75m shall not exceed 80m AOD and would need to demonstrate that the development would not be visually prominent from sensitive viewpoints;

   ii. development will be contained to the area west of the existing conifer line between the existing retail units and the recreation ground;

   iii. retain open views from the A4 and the recreation ground to the wooded skyline;

   iv. reinforce the wooded skyline and woodland links between the National Landscape and Withy and Oliver's Copses;

   v. include a substantial 15m wooded landscape buffer along the east side of Pincents Lane;

   vi. reinforce the tree belt along the southern edge of the site towards the adjoining commercial area; and

   vii. avoid creating isolated built form through the creation of landscaped links into adjoining built form;

g. A key part of this development allocation will be the establishment of community parkland to be provided as green infrastructure and public open space in perpetuity on the eastern part of the site. This area of land will remain outside the settlement boundary;

h. The development will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and/or species are not adversely affected;

i. The development will be informed by a Tree Survey due to the presence of TPOs on the site;

42 Landscape Capacity Assessment of Potential Housing Sites within and adjacent to the North Wessex Downs Area of Outstanding Natural Beauty: Eastern Urban Area Additional Sites (August 2015)

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j. The development will be informed by a Flood Risk Assessment (FRA) , in accordance with policy SP6. The FRA will need to take into account all potential sources of flood risk, including surface water flooding, and will advise on any appropriate mitigation measures;

k. Given the proximity of the site to the M4 and adjacent commercial area the development will be informed by a noise and air quality survey which will advise on appropriate mitigation measures, where necessary;

l. A Heritage Impact Assessment (HIA) will be required to inform the development design and layout, and to protect the setting of the Grade II listed Pincents Manor;

m. Development will be informed by an archaeological desk-based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;

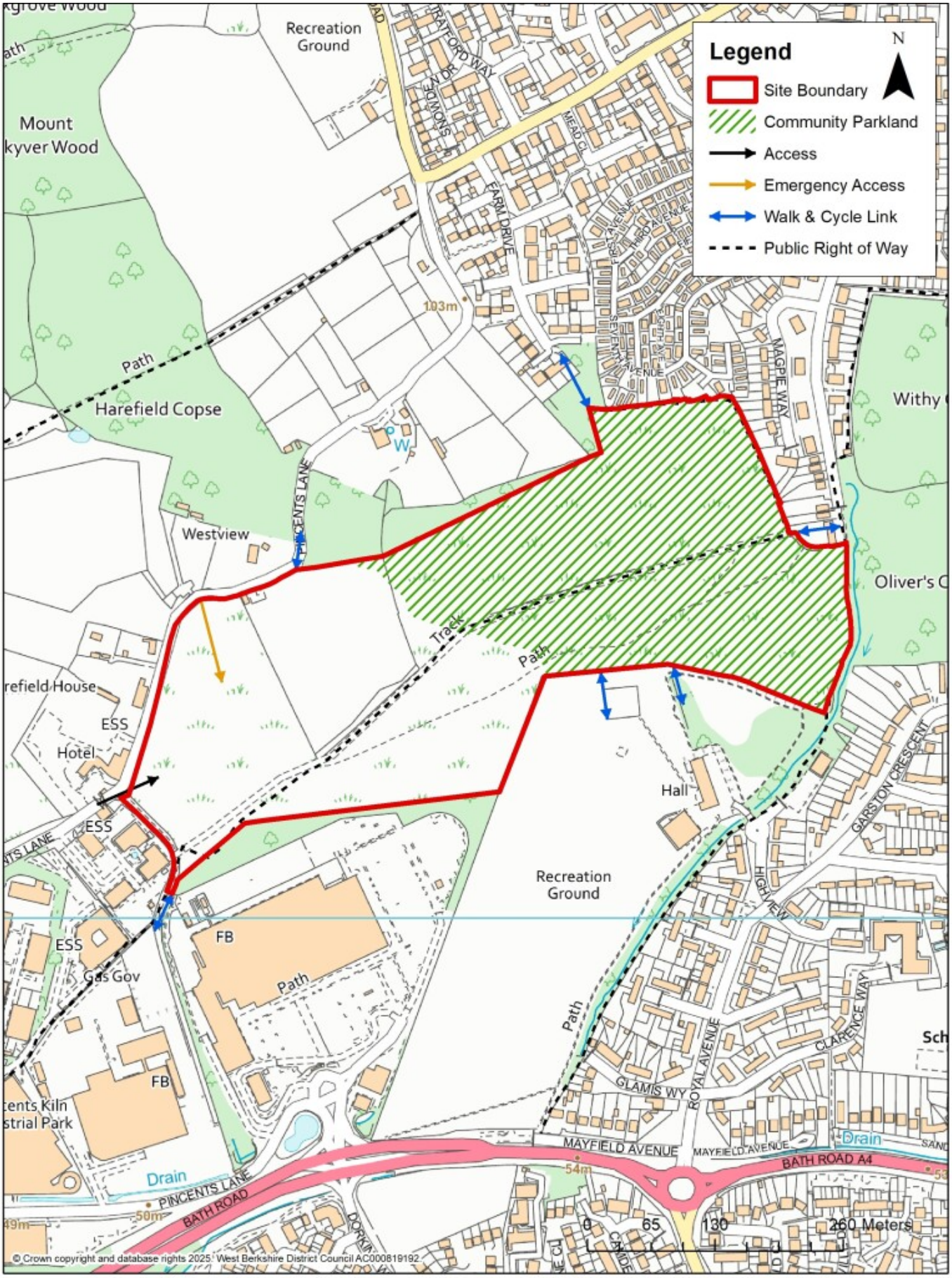
n. Development will be informed by a desk-based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation;

o. Much of the site lies within a Mineral Safeguarding Area, and so the scheme will be informed by the Minerals Resource Assessment already undertaken for the site; and

p. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.

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Land at Pincents Lane



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Policy RSA9

Stoneham's Farm, Long Lane, Tilehurst (Site Ref: HSA 9)

This site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

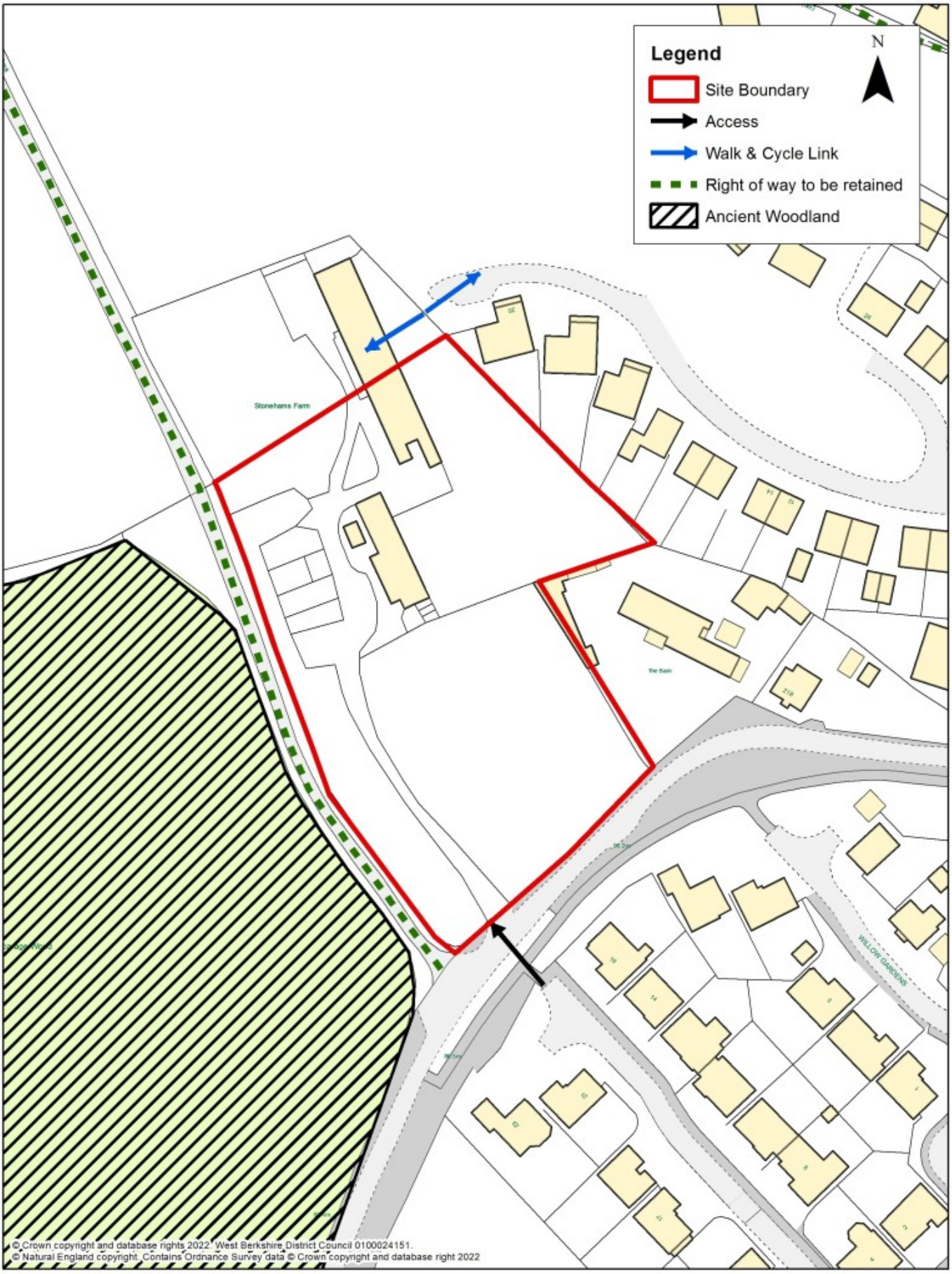
a. The provision of a care home (C2 Use Class);
b. The site will be accessed from Long Lane;
c. The scheme will be informed by a Flood Risk Assessment (FRA) given that the centre of the site is within a surface water flood risk area. The FRA will advise on appropriate mitigation measures;
d. The scheme will be supported by an appropriate Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
e. The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:

    i. The retention of boundary hedgerows and trees along Long Lane and the Berkshire Circular Route; and
    ii. New tree belt and hedgerow along the northern exposed boundary;

f. The scheme will comprise a development design and layout in line with policy SP7 that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
g. The development design will provide appropriate buffers of at least 15 metres between the development and the ancient woodland. The precise buffer will be determined through detailed assessment and design when proposals are submitted for development.
h. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and
i. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will also be required.

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Stonehams Farm, Tilehurst



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Policy RSA10

72 Purley Rise, Purley on Thames (Site Ref HSA 11)

This site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

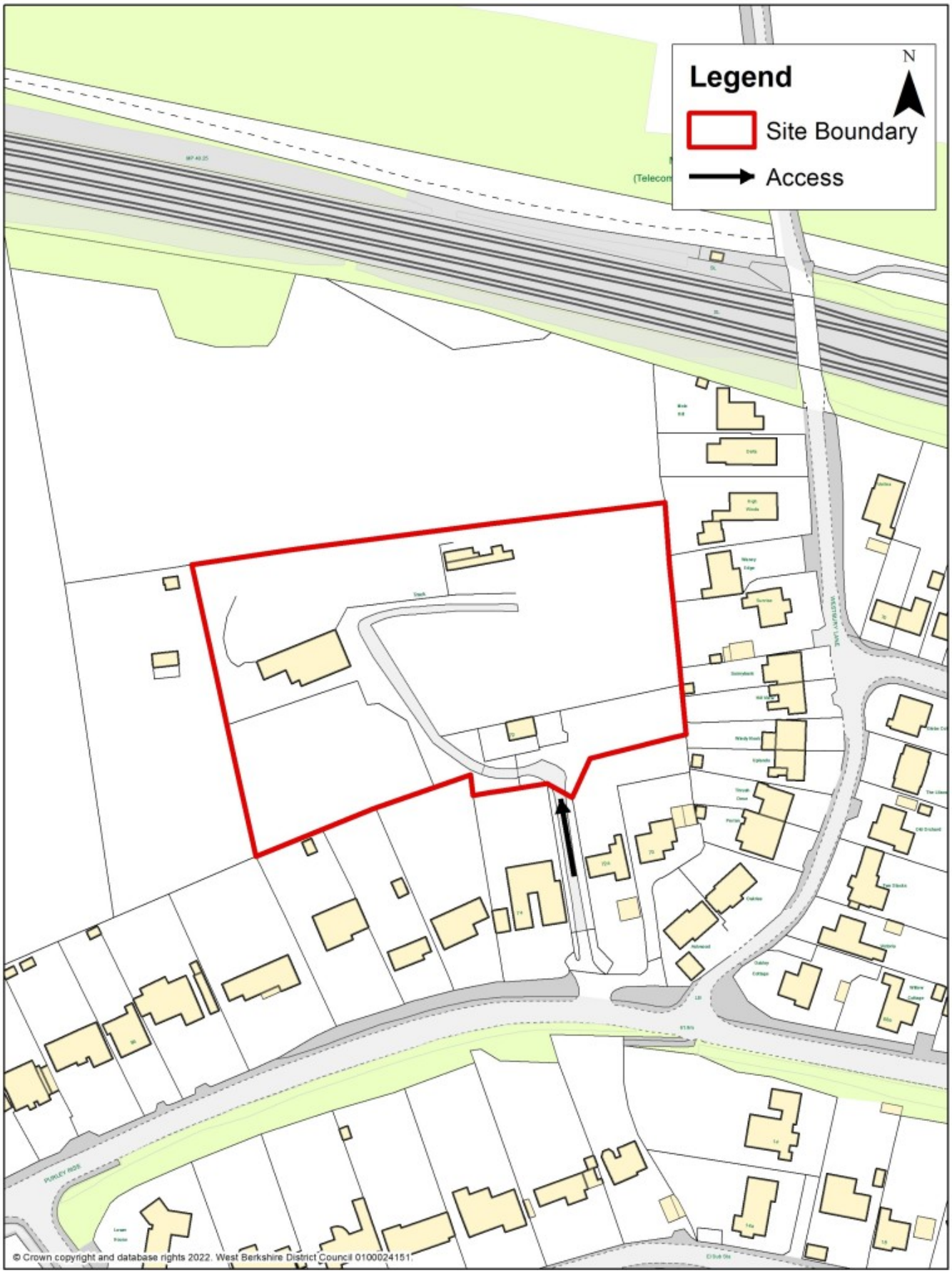
a. The provision of approximately 35 dwellings including an element of self- or custom-build homes;
b. The site will be accessed from the A329 with the provision of an access of adoptable width;
c. The scheme will be informed by a Flood Risk Assessment (FRA) as the site is within a groundwater emergence zone and is adjacent to an area of surface water flood risk. The FRA will advise on necessary mitigation measures;
d. The scheme will be supported by an appropriate Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
e. The site will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:

    i. The densities and the mass and scale of development to reflect the adjacent settlement character;
    ii. The height of the development and landscape treatment to be designed to avoid increasing the visual prominence of development on the edge of Purley;
    iii. The tree cover on the site and around the boundaries to be retained.;

f. The scheme will comprise a development design and layout in line with policy SP7 that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA); and
g. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.

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72 Purley Rise, Purley on Thames



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Policy RSA11

Land adjacent to Bath Road and Dorking Way, Calcot (Site Ref HSA 13)

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters.

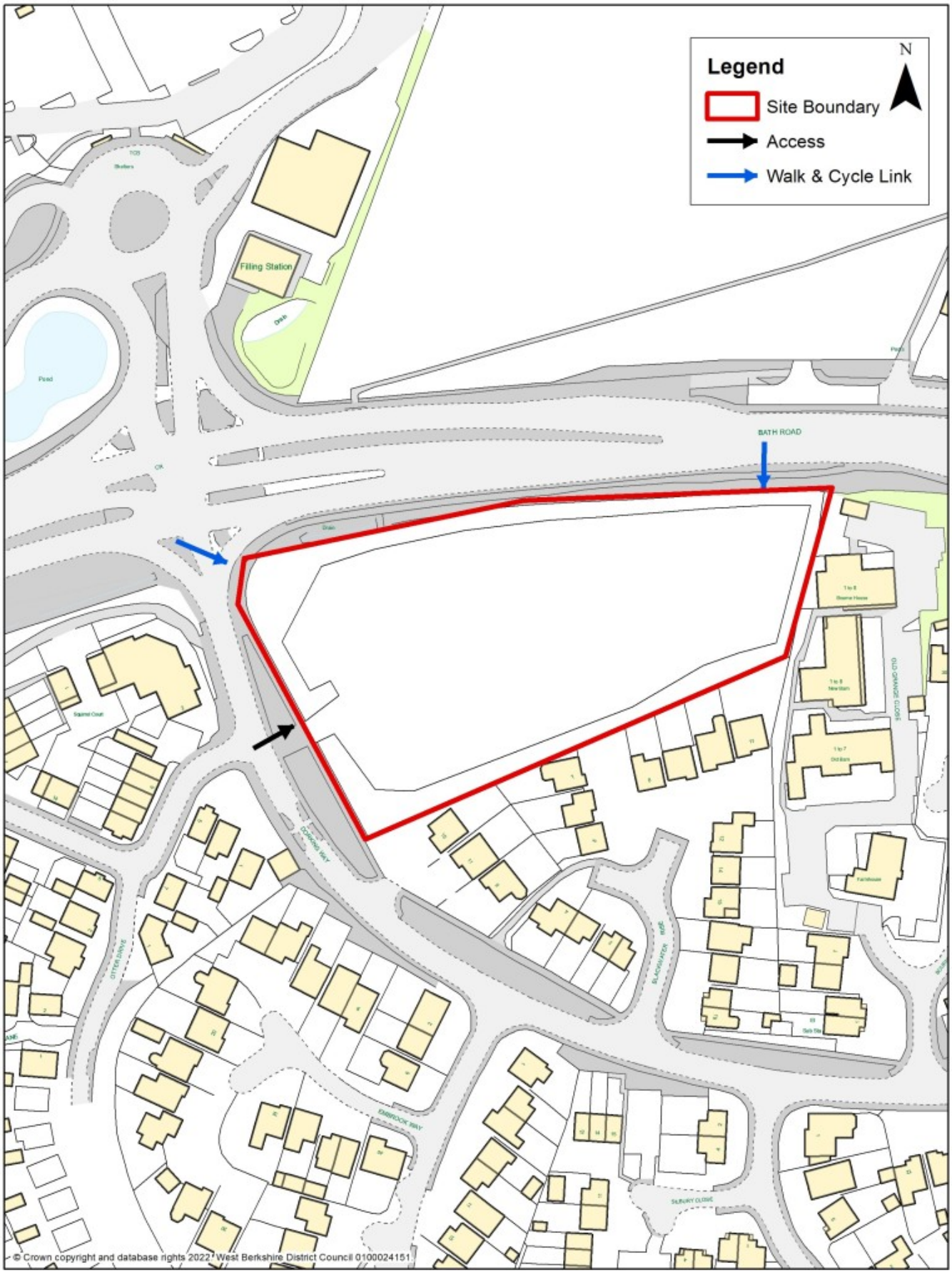
a. The provision of approximately 35 dwellings, with a mix that includes flatted development and smaller houses;
b. The site will be accessed from Dorking Way, with additional pedestrian access provided which links into existing pedestrian and cycle links and the new residential development at Bath Road, Calcot;
c. The scheme will be supported by a Flood Risk Assessment (FRA) (a small part of the western edge of the site is within a surface water flood risk area) which will inform necessary mitigation measures;
d. Informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and /or protected habitats and/or species are not adversely affected;
e. Informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the M4, the A4 Bath Road and the railway;
f. Comprises a development design and layout in line with policy SP7 that will:

    i. Be designed to integrate with the adjoining residential built form;
    ii. Be based upon good acoustic design, to ensure a good standard of amenity for the occupants; and
    iii. Include street trees along all boundaries of the site, with additional planting along the boundary with the A4 Bath Road;

g. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5;
h. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required; and
i. A Construction and Operations Management Plan (COMP) should accompany any planning application on the site. The COMP will safeguard the oil pipeline from operational works, including the provision of an appropriate buffer.

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Land adjacent to Bath Road and Dorking Way, Calcot



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Policy RSA12

Land between A340 and The Green, Theale (Site Ref: HSA 14)

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

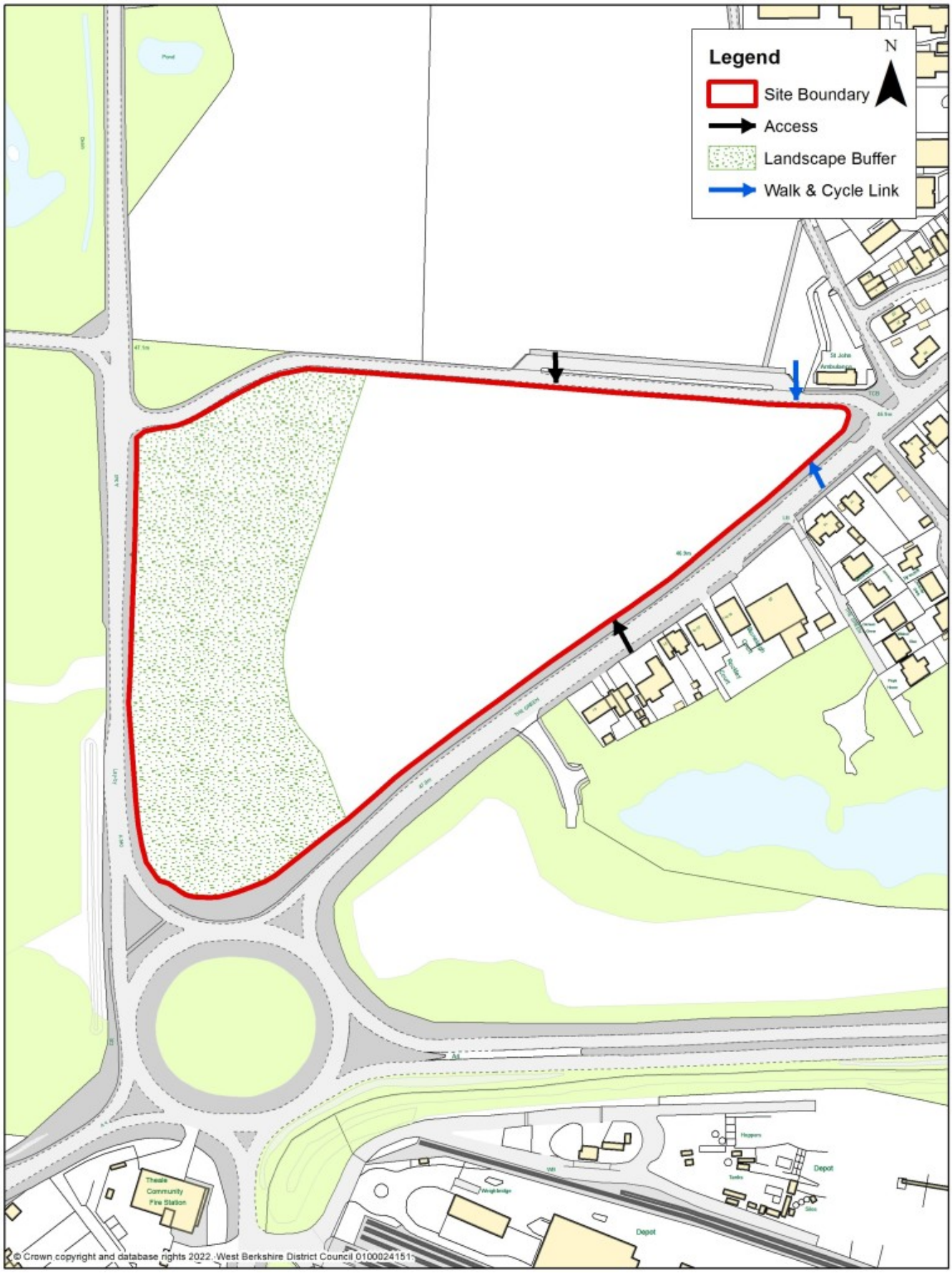
a. Provision of approximately 100 dwellings with an emphasis on family housing;
b. The site will be accessed from The Green, with options for other accesses in relation to any committed Lakeside scheme being explored;
c. The scheme will be supported by a noise and air quality survey which will advise on appropriate mitigation measures;
d. A Flood Risk Assessment (FRA) will be required that includes the consideration of the groundwater emergence zone and the two small areas of surface water flood risk on the site. The FRA will advise on any necessary mitigation;
e. The site will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:

    i. Limiting the western extent of the developable area to tie in with the outer extent of the school grounds and the approved Lakeside development;
    ii. The retention of an open landscape buffer between the edge of the village, Englefield Park and the boundary of the National Landscape in order to enhance the gateway to the village and assist in screening;
    iii. The provision of woodland copses and open grassland within the landscape buffer which will be retained outside the settlement boundary for Theale; and
    iv. The retention and enhancement of existing tree planting along the road network around the site, in order to help soften and screen the development in views from the north;

f. The scheme will comprise a development design and layout in line with policy SP7 that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA) and will take account of the committed development at South Lakeside or any subsequent scheme that comes forward for the Lakeside sites;
g. The scheme will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and /or protected habitats and/or species are not adversely affected;
h. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5;
i. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required;
j. A Construction and Operations Management Plan (COMP) should accompany any planning application on the site. The COMP will safeguard the oil pipeline from operational works, including the provision of an appropriate buffer;
k. The scheme will be informed by the archaeological assessment already undertaken of the site; and
l. The scheme will conserve the listed milestone in the north east corner of the site and enhance its setting.

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Land between A340 and The Green, Theale



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Policy RSA13

Whitehart Meadow, Theale (Site Ref THE1)

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

a. The provision of approximately 40 dwellings, in a low density scheme (30dph) that provides a mix of dwelling sizes and types;
b. The site will be developed in accordance with the Landscape Sensitivity and Capacity Assessment (2021). The scheme will comprise a development design and layout in line with policy SP7, that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA), and will include the following measures:

    i. Development will not extend beyond the north-east of the High Voltage Power Lines, nor beyond the stream to the south. The area beyond is to be undeveloped, apart from the access road, to retain the open character between Theale and Calcot. The siting of development will be in accordance with National Grid's publications 'A Sense of Place' and 'Development near overhead power lines';
    ii. Development will be limited to two storeys in height;
    iii. Development will create a positive interface with the adjacent public open space, to the west, allowing integration between the development and open space;
    iv. Tree planting throughout the development to break up the built form, and on the north eastern edge of the site will be provided and will retain the wooded view as visible from the National Landscape. Planting should maintain and contribute to the screening and integration of the adjacent M4 motorway;
    v. Sulham Brook will be incorporated as a feature of GI.

c. Access to the site will be provided from the High Street;
d. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required;
e. Main internal walking and cycle routes for the site will be provided and will be linked to existing routes including the Public Rights of Way network;
f. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Information Pack;
g. A Flood Risk Assessment (FRA) will be required given the size of the site, proximity to Flood Zone 2, surface water pooling, and high ground water;
h. No development will be permitted within Flood Zone 2, including highly vulnerable development;
i. A Surface Water Drainage Strategy will be required. The design of SuDS schemes must take into account the high groundwater table. 'Natural' vegetated SuDS (such as green roofs, swales and ponds) will be preferred over 'hard engineered' and below ground SuDS;
j. The FRA and surface water drainage strategy should demonstrate wider betterment by demonstrating measures which can be put in place to contribute to a reduction in flood risk downstream;
k. Sulham Brook is a Main River. A buffer of at least 10 metres will be provided and maintained between the riverbank and any built structures, on either side of the riverbank. It will need to be demonstrated that development would not result in adverse impacts on the springs arising from the chalk that feeds the brook;
l. An Ecological Impact Assessment (EcIA) will be required. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected. Such a survey will cover the potential impacts from the direct loss of habitats in the footprint of the development and indirect impacts such as changes in the groundwater;
m. The scheme will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;
n. The scheme will be informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the M4 and to the A4;
o. The scheme will be informed by an desk based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation;

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p. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and

q. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required.

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Whitehart Meadow



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Policy RSA14

Former Theale Sewage Treatment Works, Theale (Site Ref THE7)

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

a. The provision of approximately 60 dwellings, in a low density scheme that provides a mix of dwelling sizes and types;
b. The site will be developed in accordance with the Landscape Sensitivity and Capacity Assessment (2021). The scheme will comprise a development design and layout in accordance with policy SP7, that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA), and will include the following measures:

    i. Development will not extend beyond the north-east of the High Voltage Power Lines. The area beyond is to be undeveloped, to retain the open character between Theale and Calcot, within the National Landscape. The siting of development will be in accordance with National Grid's publications 'A Sense of Place' and 'Development near overhead power lines';
    ii. Development will be limited to two storeys in height;
    iii. Development will create a positive interface with the adjacent public open space, to the south, off Woodfield Way, allowing integration between the development and open space. Development will be orientated to face the public open space, to enable integration;
    iv. Tree planting throughout the development to break up the built form, and on the north eastern edge of the site to screen views from the National Landscape; and
    v. Retain a landscape buffer of a minimum of 15 metres to Blossom Lane and the footpath (THEA/5/1);

c. The site will be accessed from Blossom Lane;
d. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required;
e. Main internal walking and cycle routes for the site will be provided and will be linked to existing routes including the Public Rights of Way network;
f. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Plan;
g. A Flood Risk Assessment (FRA) will be required, given the size of the site, the proximity to Flood Zone 2, pockets of surface water pooling within the centre of the site, and the high groundwater level;
h. No development will be permitted within Flood Zone 2, including highly vulnerable development;
i. A Surface Water Drainage Strategy will be required. The design of SuDS schemes must take into account the high groundwater table. 'Natural' vegetated SuDS (such as green roofs, swales and ponds) will be preferred over 'hard engineered' and below ground SuDS;
j. The FRA and surface water drainage strategy should demonstrate wider betterment by demonstrating measures which can be put in place to contribute to a reduction in flood risk downstream;
k. Sulham Brook is a Main River. A buffer of at least 10 metres will be provided and maintained between the riverbank and any built structures, on either side of the riverbank. It will need to be demonstrated that development would not result in adverse impacts on the springs arising from the chalk that feeds the brook;
l. An Ecological Impact Assessment (EcIA) will be required. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected. Such a survey will cover the potential impacts from the direct loss of habitats in the footprint of the development and indirect impacts such as changes in the groundwater;
m. The scheme will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;
n. The scheme will be informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the M4;
o. The scheme will be informed by an desk based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation;

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p. The majority of the site is within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required; and

q. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.

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Former Theale Sewage Treatment Works



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Policy RSA15

Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common (Site Ref: HSA15)

This site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

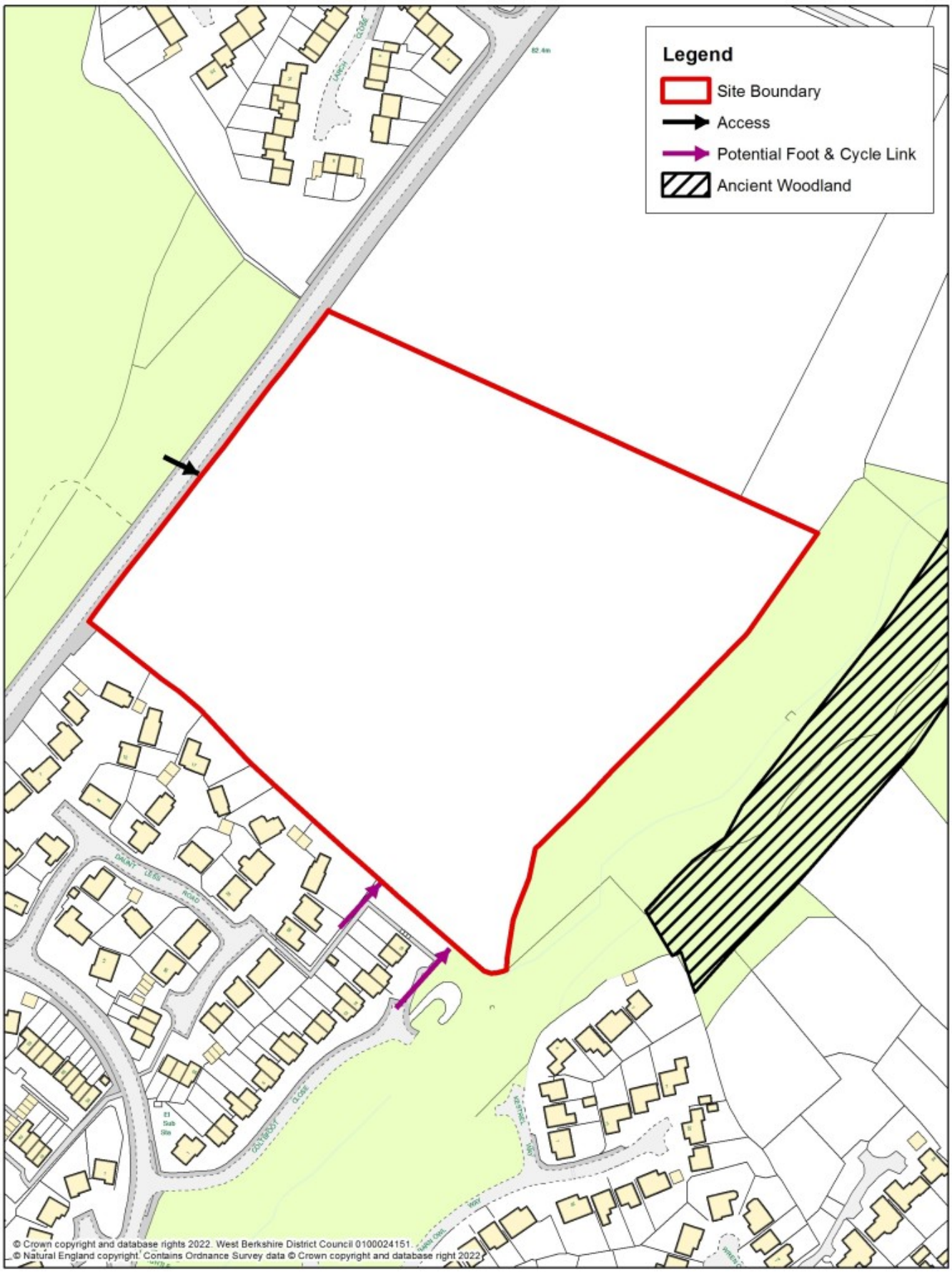
a. The provision of approximately 100 dwellings with a mix of dwelling types and sizes;
b. The site will be accessed from Clayhill Road;
c. The scheme will be supported by an Ecological Impact Assessment (EcIA) and a protected species survey. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
d. The scheme will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;
e. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
f. The scheme will comprise a development design and layout in line with policy SP7 that will front the road to allow proper integration with the existing built form;
g. Be informed by a Landscape and Visual Impact Assessment (LVIA) which will include measures to:

    i. Protect and if necessary strengthen the existing landscaping to the adjacent development;
    ii. Protect and enhance the landscape edge to the south east of the site and seek opportunities to reconnect Clayhill Copse and Pondhouse Copse through landscaping;
    iii. Create views out of the development to the north and south east; and
    iv. Create a new gateway to Burghfield Common to its north;

h. Protect the watercourse with a 10m buffer zone adjacent to the watercouse along the south eastern boundary of the site;
i. Provide footpaths and cycleways to serve the site, enabling connections to the existing network of footpaths and local routes in the surrounding housing areas to increase permeability and to ensure that residents of the site can access school provision in Burghfield Common via accessible, safe and sustainable transport options;
j. Retain existing woodland on the site and provide an appropriate buffer of at least 15 metres between the development and the areas of ancient woodland. The precise buffer will be determined through detailed assessment and design when proposals are submitted for development; and
k. Respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.

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Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common



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Policy RSA16

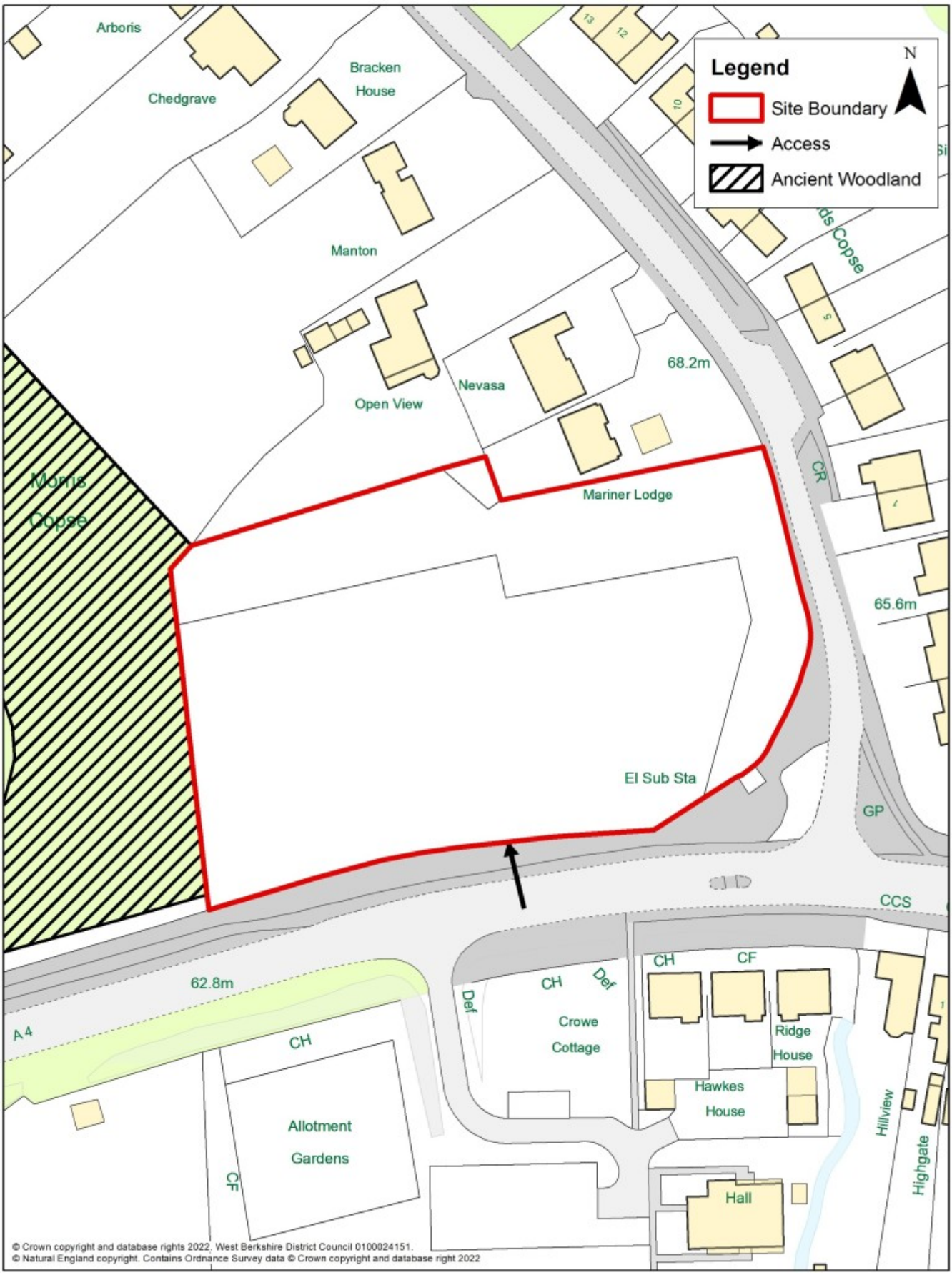
Land north of A4 Bath Road, Woolhampton (Site Ref MID4)

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

a. The provision of approximately 16 dwellings in a scheme that provides a mix of dwelling types appropriate to the local area;
b. Access to the site will be provided from A4 Bath Road;
c. Main internal walking and cycle routes for the site will be provided and will be linked to existing routes including the Public Rights of Way network; and
d. The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
e. The scheme will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
f. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Information Pack;
g. Provide an appropriate buffer of at least 15 metres between the development and ancient woodland. The precise buffer will be determined through detailed assessment and design when proposals are submitted for development;
h. Development should be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic potential of the site;
i. A Construction and Operations Management Plan (COMP) will accompany any planning application on the site. The COMP will safeguard the oil pipeline from operational works, including the provision of an appropriate buffer; and
j. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.

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Land north of A4 Bath Road, Woolhampton



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Sites allocated for residential development: North Wessex Downs National Landscape

Sites allocated for residential development: North Wessex Downs National Landscape

8.9 The special characteristics of the North Wessex Downs National Landscape mean that development will be modest, helping to meet local needs, support the rural economy and sustain local facilities in accordance with policy SP12.

Policy	Allocation	Approximate numbers
RSA17	Land adjoining Lynch Lane, Lambourn (Site Ref: HSA 19)	60 dwellings
RSA18	Land at Newbury Road, Lambourn (Site Ref: HSA 20)	5 dwellings
RSA19	Land North of Pangbourne Hill, Pangbourne (Site Ref: PAN8)	25 dwellings
RSA20	Land North of Southend Road, Bradfield Southend (Site Ref: BRAD5)	20 dwellings
RSA21	Land at Chieveley Glebe, Chieveley (Site Ref: CHI23)	15 dwellings
RSA22	Pirbright Institute Site, High Street, Compton (Site Ref: HSA 22)	140 dwellings
RSA23	Land west of Spring Meadows, Great Shefford (Site Ref: GS1)	15 dwellings
RSA24	Land off Charlotte Close, Hermitage (Site Ref: HSA 24)	15 dwellings
RSA25	Land to the south east of the Old Farmhouse, Hermitage (Site Ref HSA 25)	10 dwellings
RSA26	Land adjacent Station Road, Hermitage	42 dwellings
RSA27	Land adjoining The Haven, Kintbury (Site Ref: KIN6)	20 dwellings

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Policy RSA17

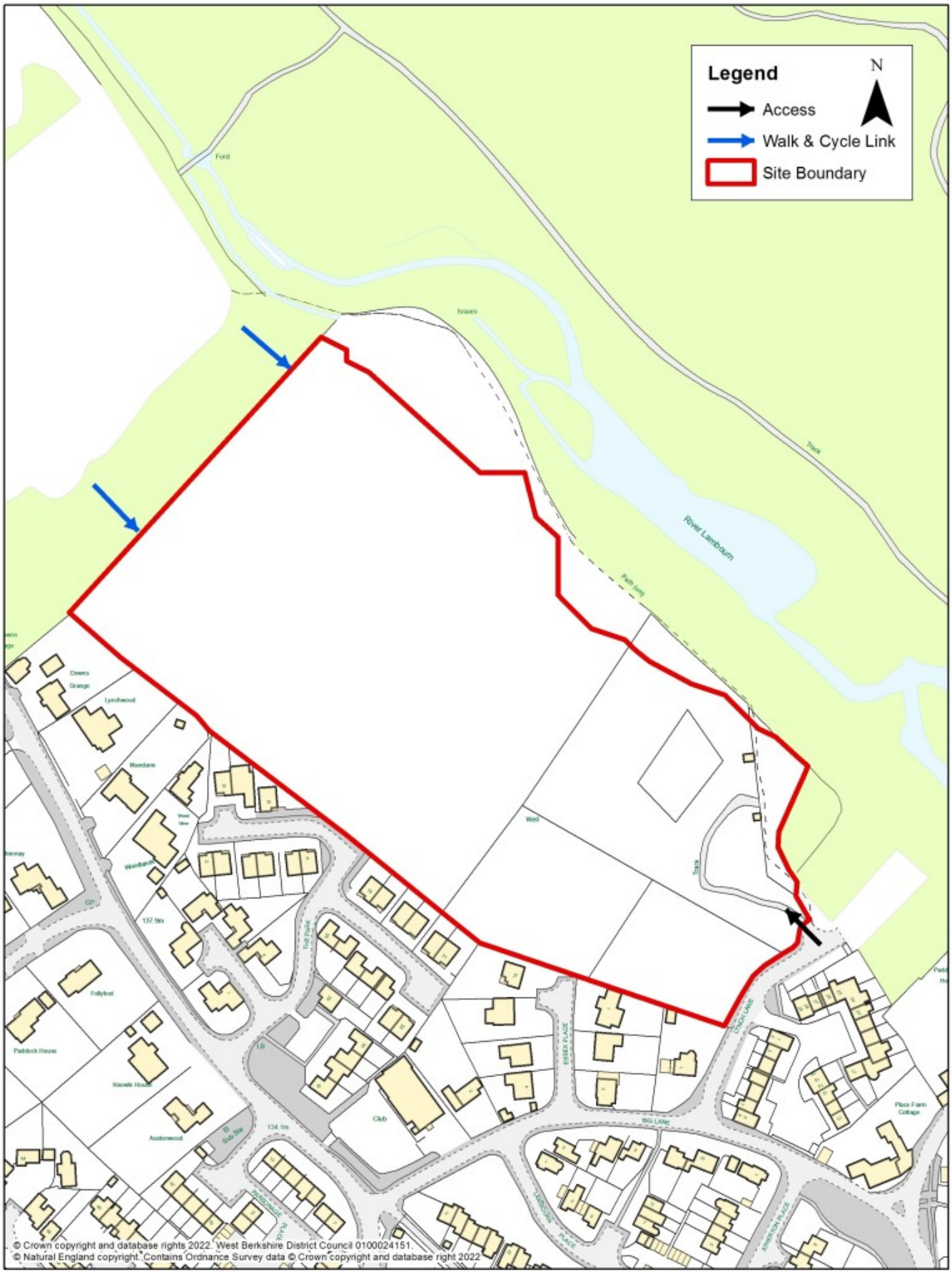
Land adjoining Lynch Lane, Lambourn (Site Ref: HSA 19)

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

a. The provision of approximately 60 dwellings, to be delivered at a low density in keeping with the surrounding area. The development should ensure a mix and type of dwellings appropriate for the local area, taking into account the needs of the horseracing industry which has a specific need for affordable single person accommodation;
b. To ensure effective integration with existing residential areas the development will be accessed via Lynch Lane. To enhance permeability through the site pedestrian and cycle links will be provided to enable connection with existing housing and the land to the north west of the site;
c. Public Rights of Way and bridleway improvements will include improvement of the pedestrian/bridle link between Lynch Lane and the village centre, and improved connectivity between Lower and Upper Lambourn;
d. The scheme will be informed by a Flood Risk Assessment (FRA) which will take account of all potential sources of flood risk, including groundwater emergence. As part of the FRA consideration will also be given to the provision of SuDS on the site, along with necessary mitigation measures;
e. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
f. Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore development on the site will connect to the mains sewerage system;
g. Development will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected. The final developable area of the site could therefore reduce;
h. To ensure the provision of an appropriate buffer for the River Lambourn SSSI/SAC, no development on the site will take place within 15m of the outer edge of Flood Zone 2;
i. The scheme will comprise a development design, layout and capacity that is in line with policy SP7 and in accordance with the Landscape Sensitivity Assessment (2011), and will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
j. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and
k. Development should be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site. A pre-determination evaluation will be required.

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Land adjoining Lynch Lane, Lambourn



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Policy RSA18

Land at Newbury Road, Lambourn (Site Ref: HSA 20)

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

a. The provision of approximately 5 individually designed dwellings to be delivered at a low density in keeping with the surrounding area. The scheme will reflect the existing settlement pattern and take the form of a linear development fronting Newbury Road;
b. The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) with development contained on the lower ground and the provision of a native hedge with hedgerow trees to contain the housing;
c. The development design and layout will be in accordance with policy SP7 and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
d. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5;
e. Individual accesses will be provided from Newbury Road in keeping with the adjacent pattern. Given the topography of the site the design of individual access points/driveways will need to be carefully considered;
f. The scheme will be informed by a Flood Risk Assessment (FRA) which will take account of all potential sources of flood risk, including groundwater emergence. As part of the FRA consideration will also be given to the provision of SuDS on the site, along with appropriate mitigation measures to protect the River Lambourn Site of Special Scientific (SSSI)/Special Area of Conservation (SAC) e.g. possibly petrol/oil receptors;
g. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
h. Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore development on the site will connect to the mains sewerage system;
i. Development will be informed by the archaeological assessment already undertaken of the site; and
j. Development will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and/or species are not adversely affected.

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Land at Newbury Road, Lambourn



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Policy RSA19

Land north of Pangbourne Hill, Pangbourne (Site ref PAN8)

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

a. The provision of approximately 25 dwellings, in a low density scheme;

b. Access to the site will be provided via Sheffield Close, off Pangbourne Hill;

c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required. The following elements shall be undertaken to inform the Transport Assessment:

   i. Updated speed surveys fronting the access onto Pangbourne Hill, with any required adjustments to sight lines provided;

   ii. Junction 10 PICADY traffic model submitted for the access onto Pangbourne Hill and for the Pangbourne Hill/A340 junction.

d. Internal walking and cycle routes for the site will be provided and will be linked to existing routes;

e. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Information Pack;

f. The scheme will be informed by a full detailed Landscape Visual Impact Assessment (LVIA) which takes account of the Landscape Sensitivity and Capacity Assessment (2020) (LSCA). The proposals will include the following measures:

   i. To ensure it is not visually prominent, development will be limited to the lower slopes on the eastern side of the site only, adjacent to Riverview Road; and

   ii. No development shall be located on the elevated upper slopes in order to conserve and enhance the National Landscapes of both the North Wessex Downs and the Chilterns. This part of the site will be retained as a landscape buffer which will remain outside the settlement boundary;

g. An arboricultural survey will be required to inform the delivery of the site, to take into account the protected trees adjacent to the site on the eastern side;

h. Development proposals for the site will be supported by a Flood Risk Assessment, in accordance with policy SP6. The FRA will need to take into account all potential sources of flood risk, including surface water flooding, and will advise on any appropriate mitigation measures;

i. Development will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;

j. Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;

k. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.

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Land north of Pangbourne Hill, Pangbourne



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Policy RSA20

Land North of Southend Road, Bradfield Southend (Site Ref: BRAD5)

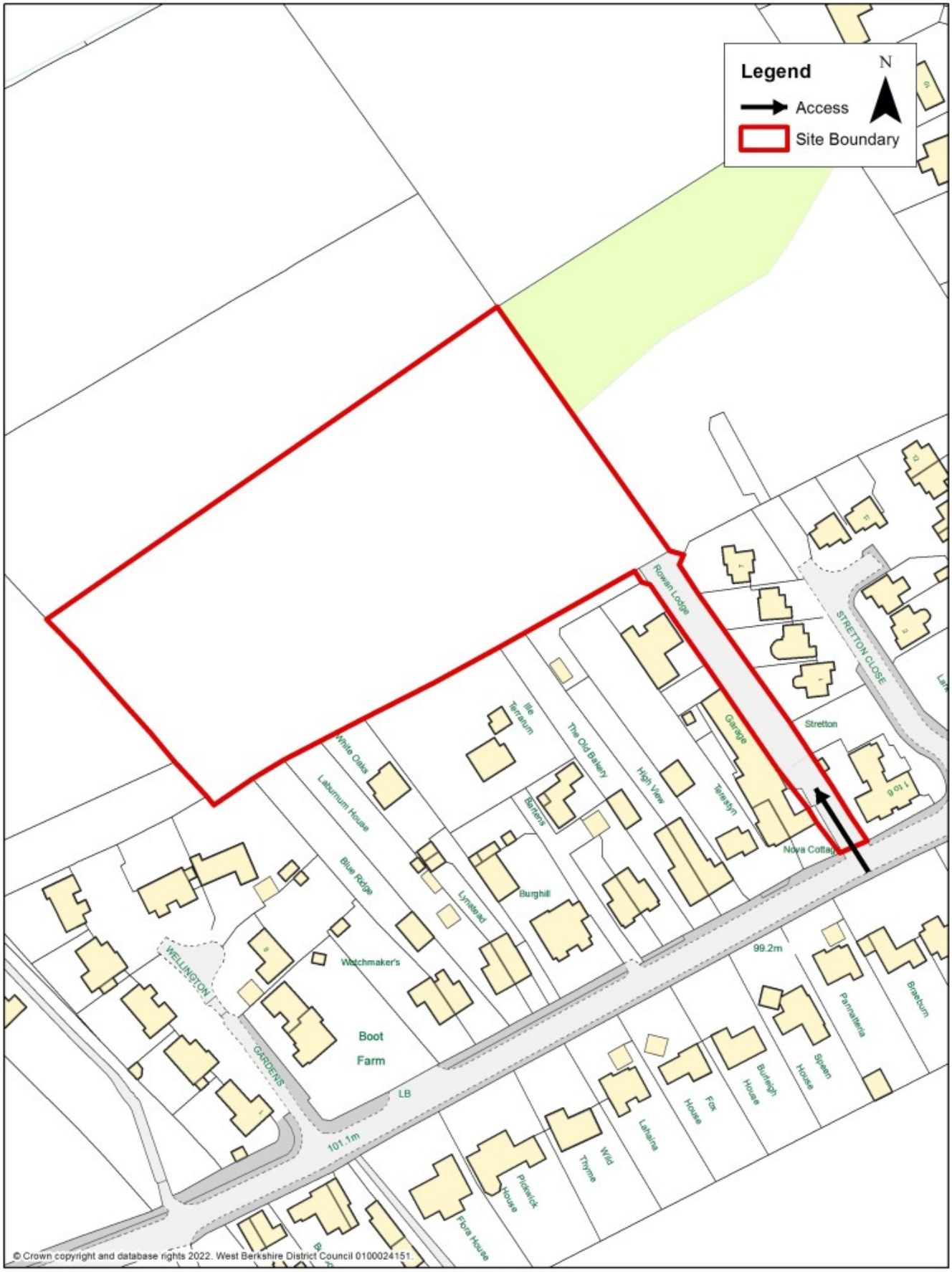
The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

The provision of approximately 20 dwellings, in a low density scheme that provides a mix of dwelling sizes and types appropriate for the local area;

a. Access to the site will be provided from Southend Road, subject to an assessment of the impact on existing trees;
b. A Flood Risk Assessment (FRA) will be required to inform the delivery of the site as the site lies adjacent to an area of surface water flood risk (watercourse to the north of the site). This FRA will also inform mitigation measures including the provision of SuDS;
c. An Ecological Impact Assessment (EcIA) will be required. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
d. An arboricultural survey will be required to inform the delivery of the site, to take into account the protected trees present on the eastern boundary;
e. Appropriate landscaping will be provided along the northern boundary, responding positively to the existing tree belt to the north of the site, on the eastern boundary and with new planting on land at Stretton Close;
f. The development design and layout will be in line with policy SP7 and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
g. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. This will be set out in a Travel Information Pack;
h. Main internal walking and cycle routes for the site will be provided and will be linked to existing routes;
i. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and
j. The southern quarter of the site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will also be required.

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Land north of Southend Road, Bradfield Southend



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Policy RSA21

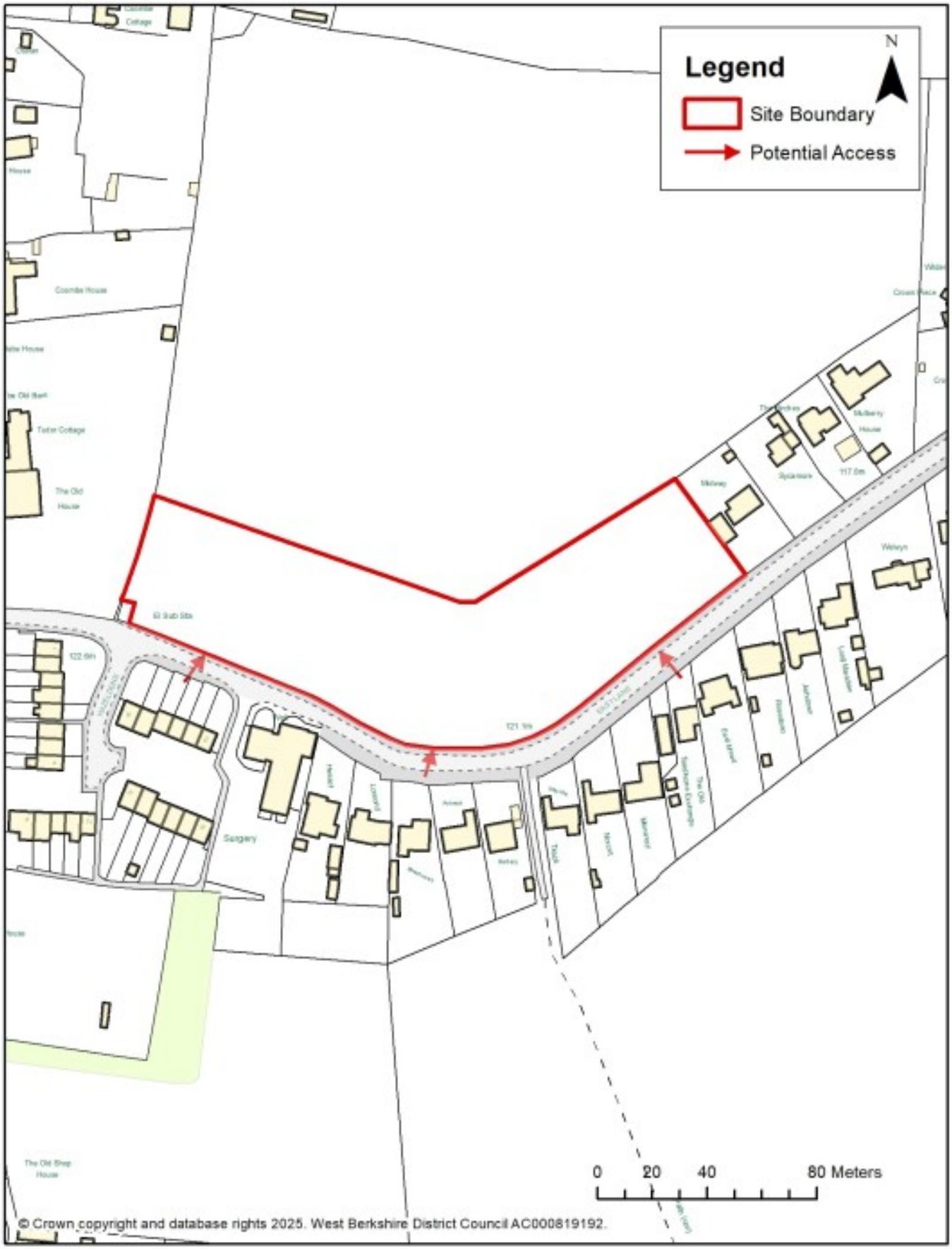
Land at Chieveley Glebe, Chieveley (Site Ref: CHI23)

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

a. The provision of up to 15 dwellings to be delivered at a low density in keeping with the surrounding area. The scheme will reflect the existing settlement pattern and take the form of a linear development fronting East Lane;
b. Access will be provided from East Lane. The existing frontage hedgerow should be retained and enhanced as much as possible as part of the design and so proposals should allow for a maximum of three access points from East Lane. To achieve sight lines of 2.4 x 43 metres, these will need to serve more than one dwelling;
c. Opportunities should be taken to enable linkages to connect to existing footways along East Lane;
d. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Information Pack;
e. The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
f. The scheme will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
g. The development design and layout will be further informed by a Heritage Impact Assessment. The development will protect and enhance the special architectural and historic interest of the Chieveley Conservation Area, with particular attention paid to the western end of the site adjoining the boundary of the Grade II listed the Old House;
h. Development will be informed by an archaeological desk-based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;
i. Development of the site provides an opportunity to be able to establish a burial ground at the western end of the site adjoining the boundary of the Grade II listed the Old House. Further consideration will be required at the planning application stage in order to determine the detailed layout of this area;
j. Development proposals should explore the opportunity to provide a footpath link to Chieveley recreation ground from the western part of the site adjoining the boundary of the Grade II listed the Old House;
k. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
l. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and
m. The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.

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Land at Chieveley Glebe, Chieveley



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Policy RSA22

Pirbright Institute Site, High Street, Compton (Site Ref: HSA 22)

A Supplementary Planning Document (SPD) has been adopted for the site and this sets out a detailed framework to guide its future development. The SPD can be found at http://www.westberks.gov.uk/spd.

The site, as shown on the indicative map, is to be comprehensively redeveloped delivering a residential led mixed-use scheme with a mix of employment floorspace, green infrastructure and community uses in accordance with the adopted SPD. Redevelopment of the site should incorporate an appropriate mix of uses which responds to the character and function of the village, as well as the wider landscape.

In addition, the development will be delivered in accordance with the following parameters:

a. The development will be residential-led with the provision of approximately 140 dwellings, delivering an appropriate mix of dwelling sizes and types which conserve and enhance the character of Compton. An element of employment floorspace will be replaced within the site;
b. A local lettings policy should be explored for the site to allow a percentage of the affordable housing provision to be reserved for people with local needs;
c. Should the hostel site (off Churn Road) come forward for development in a timely manner with the allocated site, it must form an integrated element of the developable area;
d. The overall density of the site will reflect the character of Compton. The northern part of the developable area (known as Area B) will be built to a lower density than the southern part (known as Area C) so as to reflect the built form pattern on the northern edge of the village and to prevent an adverse impact on the National Landscape;
e. The existing access from the High Street will form the main access to the development with potential for a minor access from Churn Road. The rural character of Churn Road and Hockham Road will be retained and highway improvements should therefore be limited;
f. Improvements will be necessary to the footways that front the site onto the High Street and additional pedestrian and cycle routes could be provided onto Hockham Road;
g. Footpath and bridleway links will be created throughout the site to improve connectivity with the wider existing network and to provide linkages between the village centre and the site. The opportunity to reinstate the former east/west public footpath through the site should be reinstated and the adjacent line of trees and remnants of the hedgerow should be retained. If feasible, access for residents to Compton Primary School and/or The Ilsleys Primary School should be provided;
h. A phase 1 contamination report and a preliminary risk assessment will be required and may lead to subsequent reports being required. In order to ensure a safe development, the site must be remediated to the appropriate level for the proposed land uses. Any remediation will need to take into account any plans or preferences for infiltration SuDS infrastructure in the proposed development;
i. The scheme will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
j. Informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;
k. A Flood Risk Assessment (FRA) will be required that should cover infiltration testing and details of SuDS to be implemented, together with groundwater modelling. A sequential approach to development on the site will be followed:

    i. No development will be permitted within Flood Zones 2 and 3, including essential infrastructure and water compatible development;
    ii. In accordance with the Flood Risk Study (2012) (4) only less vulnerable land uses, water compatible or critical infrastructure development (in accordance with the NPPF) would be appropriate below the 103m AOD line, and more vulnerable land uses above this line, unless detailed modelling indicates otherwise;
    iii. Detailed modelling of the River Pang which runs to the south of the site will be required to inform development proposals, including the latest Climate Change Allowances;

l. Land to the north of the site (known as Area A) will be restored and enhanced to make a significant positive contribution to the landscape character and local distinctiveness of the open downland landscape of the

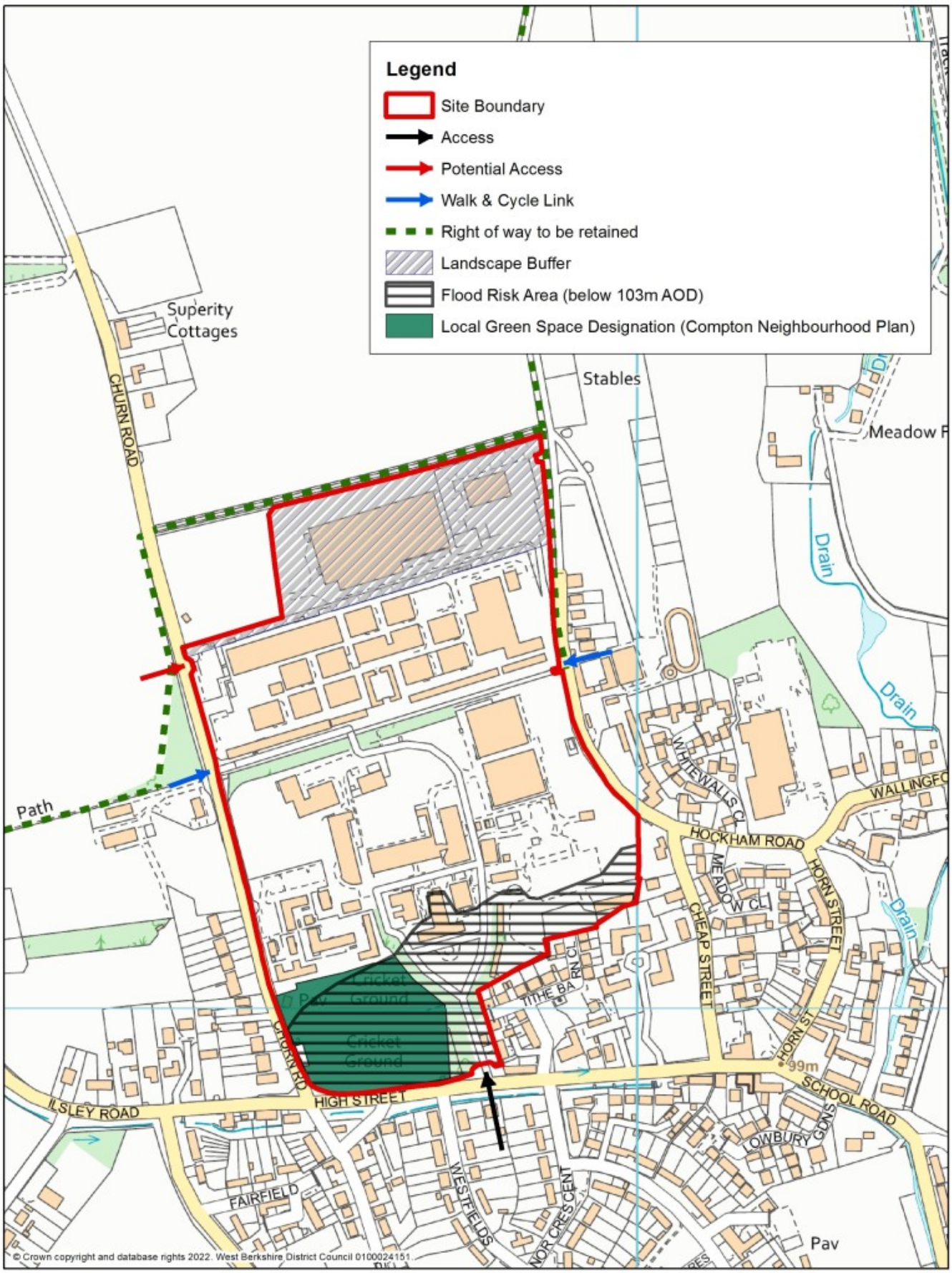
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National Landscape. This area will be retained outside of the settlement boundary for Compton. The landform will be carefully modified to remove incongruous features, as informed by the Landscape Framework (2012); and

m. The site will comprise a development design and layout that is in accordance with the adopted SPD for the site and policy SP7 and is informed by a full detailed Landscape and Visual Impact Assessment (LVIA). This will include the protection of the area to the north (known as Area A) as outlined above and the retention of the cricket ground (as a community use) as green infrastructure. The scheme will also conserve and enhance the special architectural and historic interest of the Compton Conservation Area and protect its setting. The design of the development will also respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.

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Pirbright Institute Site, High Street, Compton



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Policy RSA23

Land west of Spring Meadows, Great Shefford (Site Ref: GS1)

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

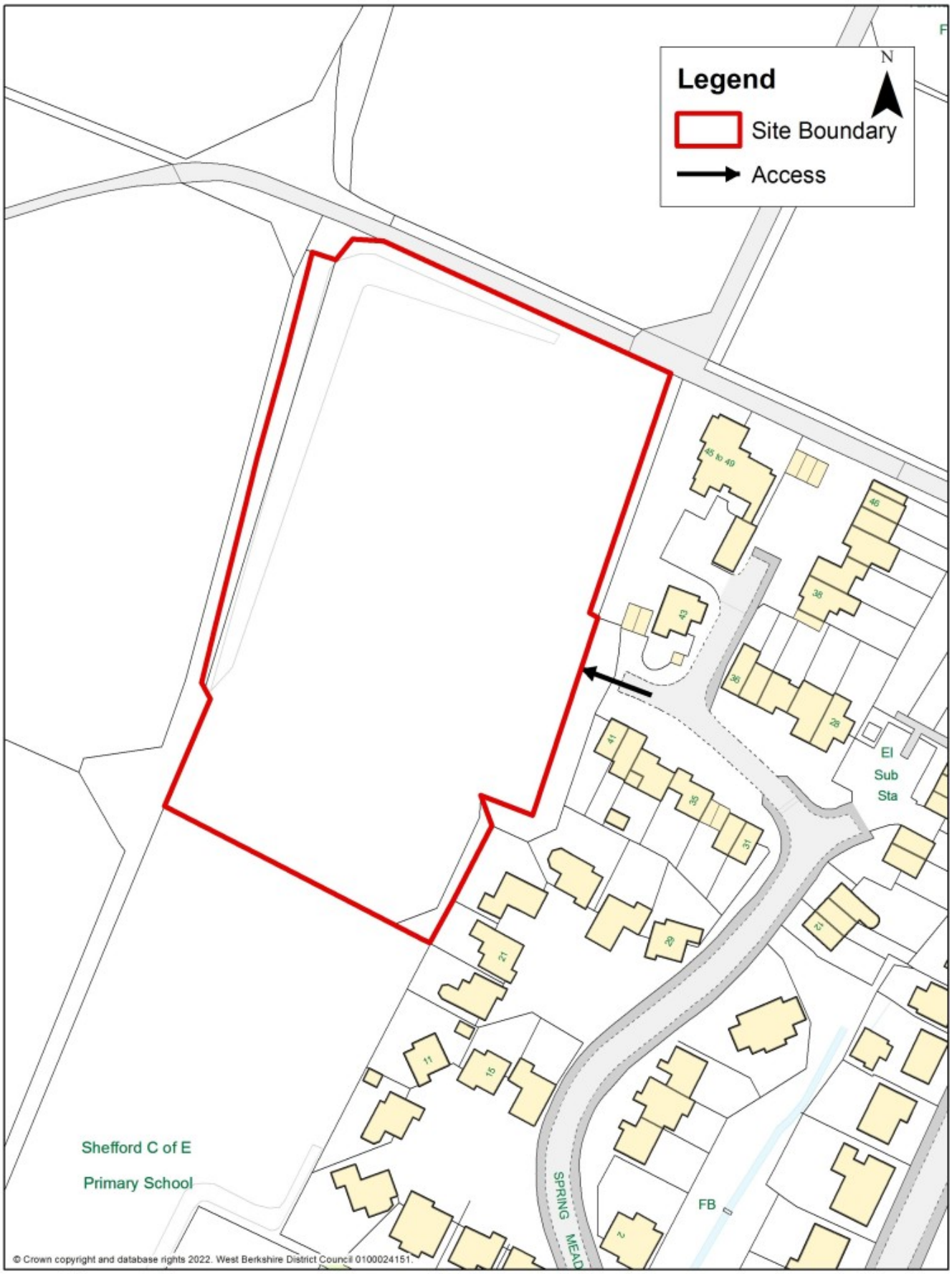
a. The provision of approximately 15 dwellings in a scheme that provides a mix of dwelling types appropriate to the local area;
b. Access to the site will be provided from Spring Meadows. A footway will need to be provided from the development to the existing footway in Spring Meadows;
c. Main internal walking and cycle routes for the site will be provided and will be linked to existing routes including the Public Rights of Way network;
d. The scheme will be developed in accordance with the Landscape Sensitivity Assessment (2011):

    i. Retention of the existing boundary vegetation;
    ii. Buildings to be kept off the northern-most corner of the site; and
    iii. New planting to integrate buildings into the landscape and soften the edge;

e. The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
f. The scheme will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
g. The scheme will be informed by a Flood Risk Assessment for the site. This is due to the presence of a surface water flow path across the northeast corner of the site, in addition to a small area of groundwater emergence in the north east corner of the site. Development will need to be avoided in this area;
h. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
i. Infiltration from groundwater into the network has been identified as a strategic issue within this catchment; therefore development on the site will connect to the mains sewerage system;
j. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Information Pack;
k. Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;
l. Part of the site is underlain by aggregate mineral deposits and a Minerals Resource Assessment will be required; and
m. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.

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Land west of Spring Meadows, Great Shefford



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Policy RSA24

Land off Charlotte Close, Hermitage (Site Ref: HSA 24)

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

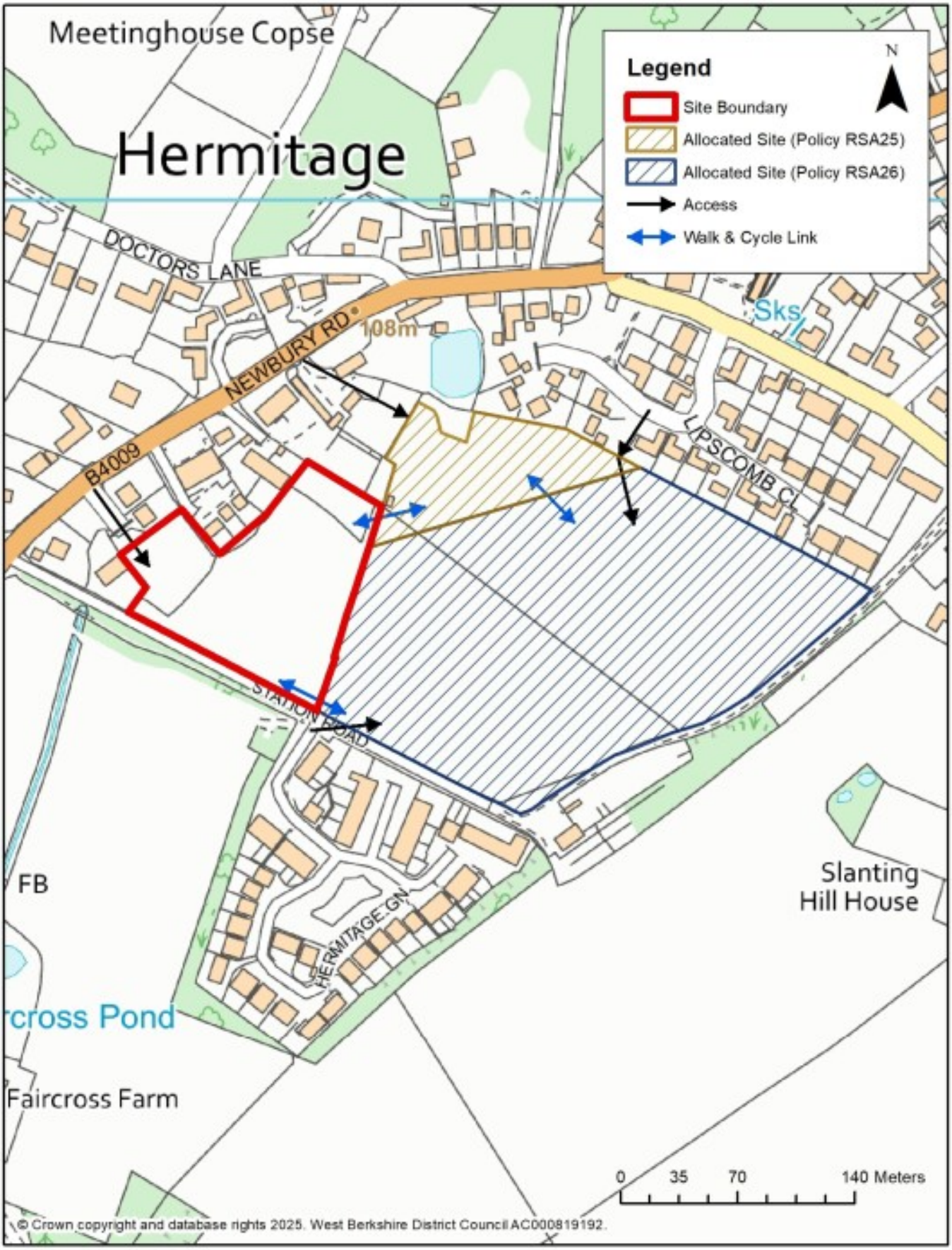
a. The provision of approximately 15 dwellings to be developed at a mass and density that reflects the adjacent settlement character;
b. The site will be accessed via Charlotte Close with the provision of pedestrian and cycle linkages through the site to the allocations RSA25 (Land to the south east of the Old Farmhouse) and the public open space in RSA26 (land adjacent Station Road). Opportunities should be taken to enable making these linkages part of a Hermitage to Newbury off-road path and to providing footpath links to the local Primary School to enable sustainable travel;
c. A Flood Risk Assessment (FRA) will be required as the site falls within an area at risk from surface water flooding with a small part of the site within a Critical Drainage Area. The FRA should consider all potential sources of flood risk and advise on the necessary SuDS techniques/mitigation measures to be incorporated within the scheme. An ordinary watercourse is in culvert beneath the site. The development scheme should include opportunities to open up the culvert and contribute to biodiversity net gain. The development scheme should incorporate a 10m wide undeveloped buffer zone to the watercourse;
d. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
e. An Ecological Impact Assessment (EcIA) will be required. This should include a Great Crested Newt Survey 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 required to be implemented to ensure any designated sites and/or protected habitats and/or species will not be adversely affected;
f. The site will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:

    i. The protection and enhancement of the tree line along Station Road and other on-site trees;
    ii. The protection and enhancement of the hedgerow along the eastern boundary;
    iii. The maintenance of the views through and over the built form to the woodland beyond; and
    iv. Green infrastructure that integrates the site within the existing landscape character.

g. The development design and layout will be in line with policy SP7 and further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
h. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5;
i. The development will be informed by the archaeological assessment already undertaken of the site; and
j. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will also be required.

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Land off Charlotte Close, Hermitage



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Policy RSA25

Land to the south east of the Old Farmhouse, Hermitage (Site Ref HSA 25)

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

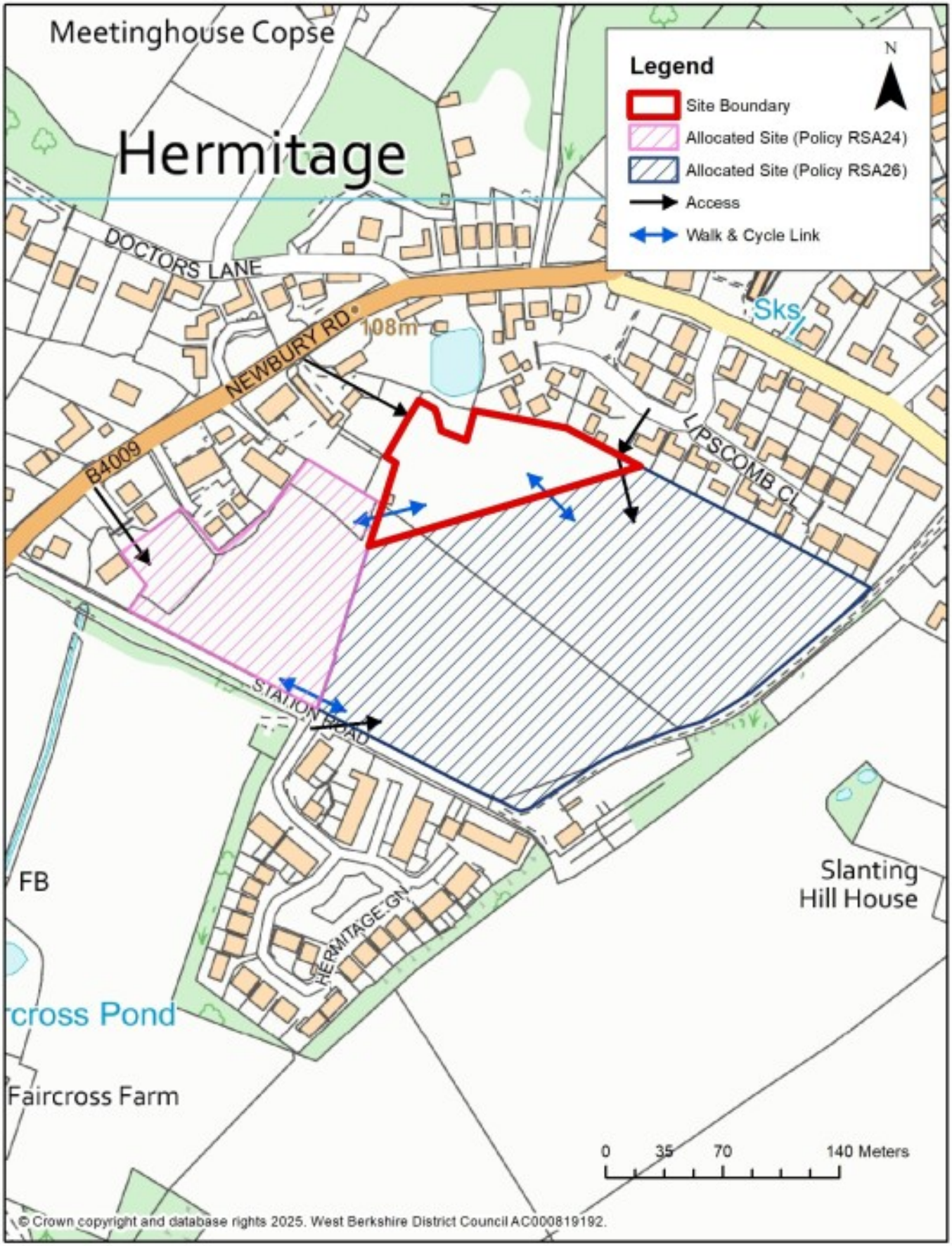
a. The provision of approximately 10 dwellings to be developed at a mass and density that reflects the adjacent settlement character;
b. The site will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:

    i. the protection and enhancement of the existing tree belt;
    ii. the provision of landscaping along the south eastern boundary of the developable area; and
    iii. green infrastructure that integrates the site within the existing landscape character;

c. The development design and layout will be in line with policy SP7 and further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
d. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5;
e. The site will be accessed via Newbury Road and/or Lipscomb Close with the provision of pedestrian and cycle linkages from Lipscomb Close through the site to the allocations at RSA24 (Land off Charlotte Close) and the public open space in RSA26 (Land adjacent Station Road). Opportunities should be taken to enable making these linkages part of a Hermitage to Newbury off-road path and to providing footpath links to the local primary school to enable sustainable travel;
f. A Flood Risk Assessment (FRA) will be required as a small part of the site falls within an area at risk from surface water flooding with a large part of the site within a Critical Drainage Area. The FRA should consider all potential sources of flood risk and advise on the necessary SuDS techniques/mitigation measures to be incorporated within the scheme. An ordinary watercourse is in culvert beneath the site. The development scheme should include opportunities to open up the culvert and contribute to biodiversity net gain. The development scheme should incorporate a 10m wide undeveloped buffer zone to the watercourse;
g. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
h. An Ecological Impact Assessment (EcIA) will be required. This should include a Great Crested Newt Survey 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 required to be implemented, to ensure any designated sites and/or protected habitats and/or species will not be adversely affected;
i. Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;
j. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will also be required; and
k. The design of the development should protect the setting of the nearby Listed Building (Barnaby Thatch).

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Land to the south east of the Old Farmhouse, Hermitage



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Policy RSA26

Land adjacent Station Road, Hermitage (HER4)

The site as shown on the indicative map will be required to be developed in accordance with the following parameters:

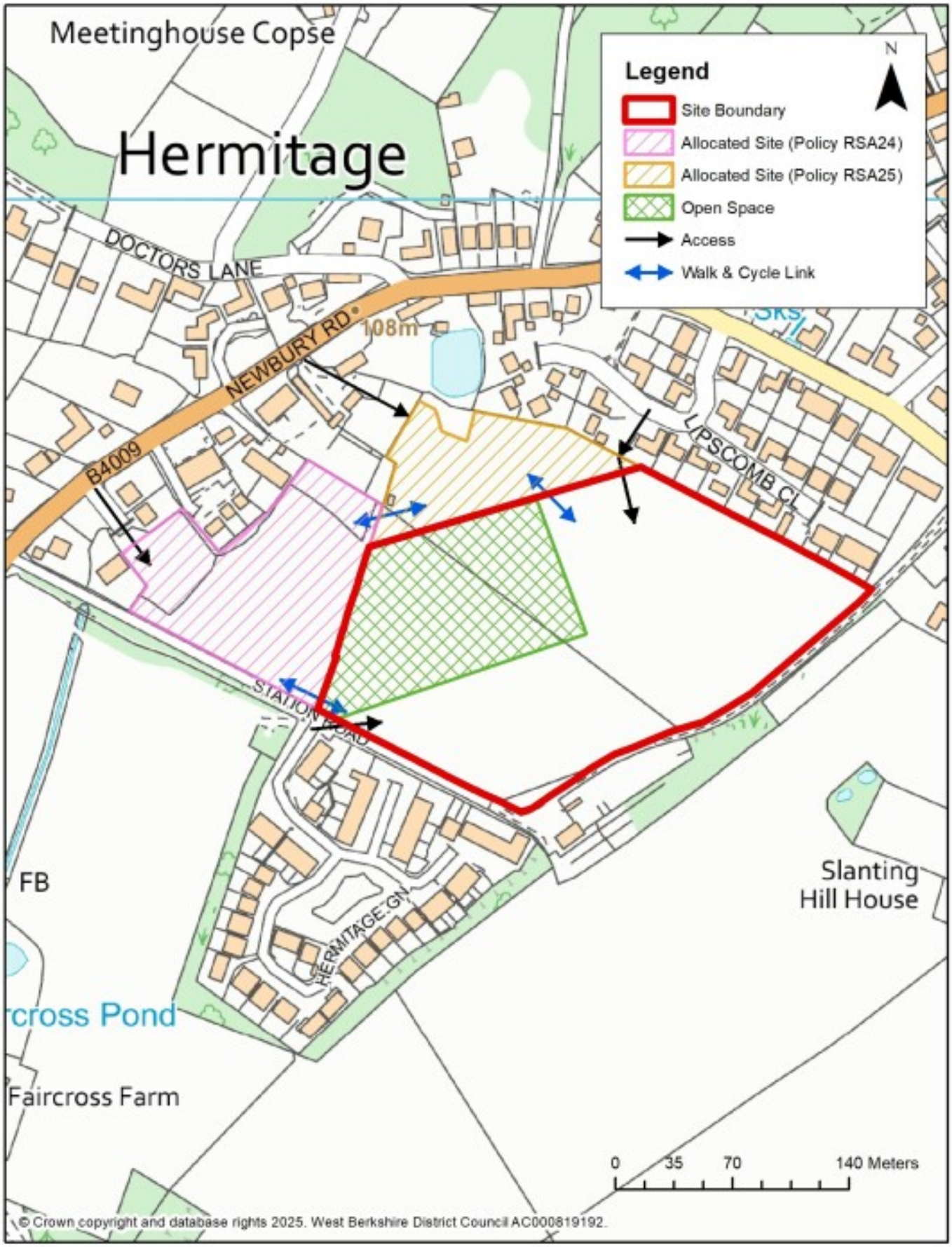
a. The provision of approximately 42 dwellings in a low density scheme that provides a mix of dwellings sizes and types appropriate for the local area;
b. Access to the site will be provided by Station Road, with options for other accesses from Lipscomb Close and / or B4009 Newbury Road being explored. If required, any access from Lipscomb Close should be a through route. Walking and cycle links will be provided to the allocations RSA24 (Land off Charlotte Close) and RSA25 (Land to the south east of the Old Farmhouse). Opportunities should be taken to enable making these linkages part of a Hermitage to Newbury off-road path and to providing footpath links to the local primary school to enable sustainable travel;
c. Include a Transport Assessment;
d. The site will be developed in accordance with the Landscape Sensitivity and Capacity Assessment (2022) and will:

    i. Retain the existing boundary planting;
    ii. Retain the land in the north western part of the site as a public open space which could have a character of a village green;
    iii. Be set back from the existing regenerated treed railway line, with additional planting along this boundary to further reduce the visual effect of development on the landscape to the south;
    iv. Be 15 metres width set back from Station Road to retain the rural character and the setting of the mature roadside trees; and
    v. Be set adjacent the rear gardens off Lipscomb Close to avoid an open edge to rear gardens;

e. The development design and layout will be in line with policy SP7 and be further informed by a full detailed Landscape and Visual Impact Assessment(LVIA);
f. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5;
g. The scheme will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and or species are not adversely affected;
h. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
i. A Flood Risk Assessment (FRA) will be required to inform the delivery of the site as two low risk surface water flow paths travel through the site. This FRA will also inform mitigation measures including the provision of SuDS;
j. A Heritage Impact Assessment will be required due to the presence of non-designated heritage assets and the nearby Scheduled Monument (Grimsbury Castle);
k. Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site; and
l. Part of the site is underlain by aggregate mineral deposits and a Minerals Resource Assessment will be required.

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Land adjacent to Station Road, Hermitage



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Policy RSA27

Land adjoining The Haven, Kintbury (Site Ref: KIN6)

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

a. The provision of approximately 20 dwellings to be developed in a low density scheme in keeping with the surrounding area;
b. The scheme will be developed in accordance with the Landscape Sensitivity Assessment (2011):
    i. Replacement of the conifer hedge to the western boundary with more appropriate planting;
    ii. Views from the surrounding countryside, Public Right of Way, and the neighbouring recreational field would need to be carefully considered; and
    iii. New planting to integrate the buildings into the landscape;
c. The development design and layout will be in accordance with policy SP7 and further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
d. An Ecological Impact Assessment (EcIA) will be required which should include a Great Crested Newt survey. The final developable area will be dependent upon the extent of any appropriate avoidance and mitigation measures required to be implemented to ensure any designated sites and/or protected habitats and/or species will not be adversely affected;
e. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5;
f. Access to the site will be provided from The Haven via the existing garages. Any parking lost will need to be relocated;
g. A Transport Statement will be required as part of any planning application;
h. Main internal walking and cycle routes for the site will be provided and will be linked to existing routes including the Public Rights of Way network;
i. Part of the site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required; and
j. A noise survey will be required as part of any planning application due to the proximity of the site to a sports ground; and
k. The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.

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Land adjoining The Haven, Kintbury



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Gypsy, Traveller and Travelling Showpeople Accommodation

Policy RSA28

New Stocks Farm, Paices Hill, Aldermaston (Site Ref: TS1)

Type of site: Gypsy and Traveller site

Number of pitches: 8 permanent pitches

Timescale: Within 5 years

Proposals for this site should:

a. Replace 8 existing transit pitches on the south east part of the New Stocks Farm site with 8 permanent pitches;
b. Be accessed from the existing access;
c. Demonstrate appropriate safeguards to prevent the pollution of ground and surface water;
d. Provide a Sustainable Urban Drainage assessment;
e. Have due regard to the provisions of policy DM20 Gypsies, Travellers and Travelling Showpeople; and
f. The site shall only be occupied by those persons who meet the definition of Gypsies and Travellers, as outlined in the Planning Policy for Traveller Sites.

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Policy RSA29

Long Copse Farm, Enborne (Site Ref: TS2)

Type of site: Travelling Showpersons yard

Number of plots: 24 plots

Timescale: 24 plots to be delivered within 5 years

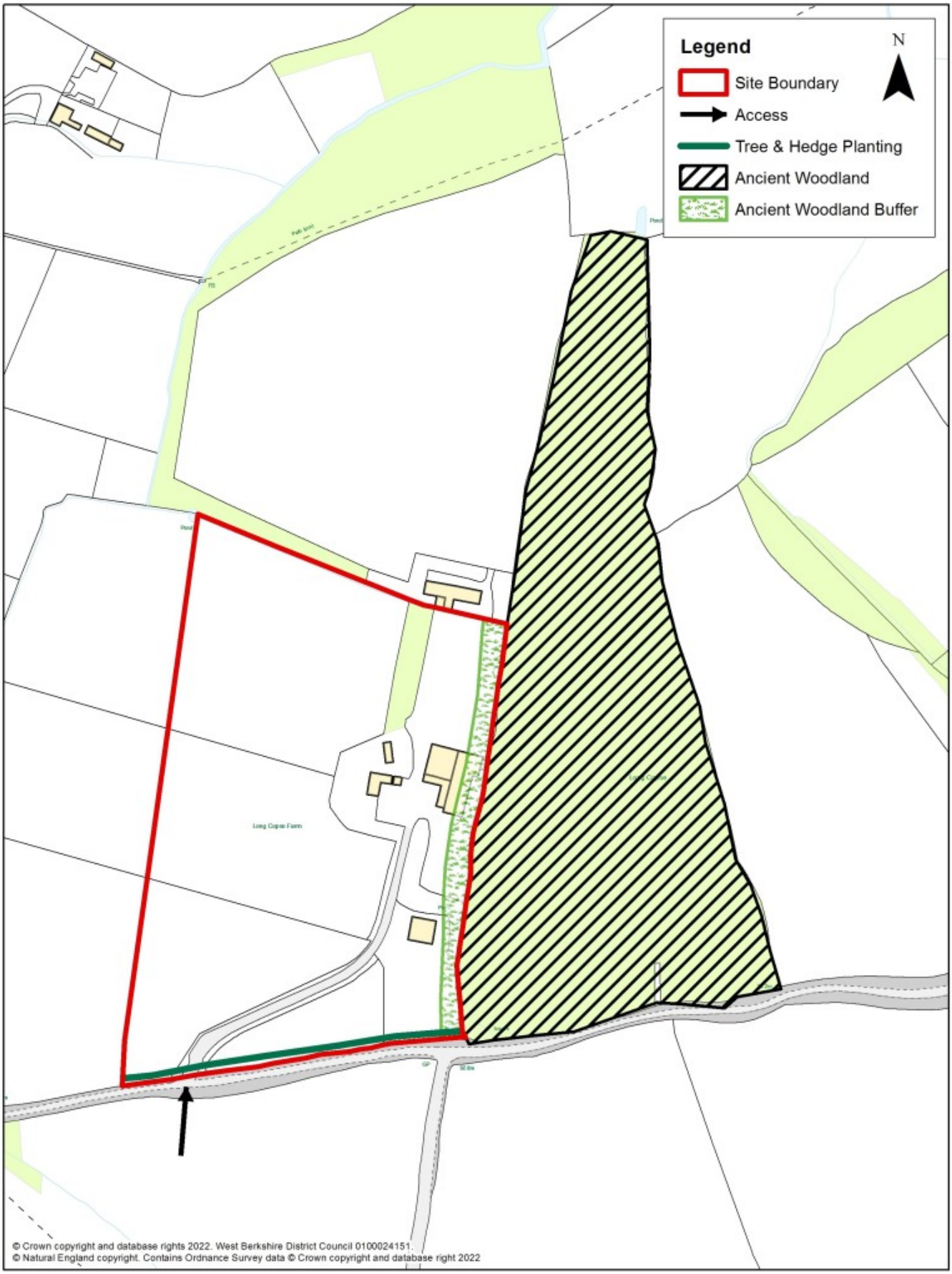
Proposals for this site should:

a. Provide a design, layout and siting plan together with a full detailed Landscape and Visual Impact Assessment (LVIA);
b. Provide a landscaping scheme to conserve and enhance the existing trees, hedgerows and woodland which should demonstrate how it would assist in breaking up and screening the built area and the area along the road access to the site;
c. Include a Transport Assessment identifying the highway improvements to Wheatlands Lane to be agreed with the Highways Authority, including achieving appropriate sight lines at the existing access point to Wheatlands Lane and road widening or passing places east of the site;
d. Include an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will be required to be implemented to ensure any designated sites and/or protected habitats and/or species will not be adversely affected;
e. Provide an appropriate buffer of at least 15m between the development and the Ancient Woodland at Long Copse Wood., The precise buffer will be determined through detailed assessment and design when proposals are submitted for development. A 10m woodland buffer along the northern and western boundaries of the site to link to Long Copse Wood and tree planting along the southern boundary of the site should also be provided. These must be in place before the occupation of the site;
f. Locate the plots and associated development infrastructure together closely relating to the existing buildings at Long Copse Farm and to minimise impact on existing residential properties;
g. Provide a layout showing the residential, maintenance and storage activities proposed on the site;
h. Demonstrate appropriate safeguards to prevent the pollution of ground and surface water;
i. Provide a Sustainable Urban Drainage assessment;
j. Have due regard to the provisions of policy DM20 Gypsies, Travellers and Travelling Showpeople;
k. A minimum 5 metre buffer zone will be provided and maintained between the watercourse running through the site and any proposed plots; and
l. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required.

The site shall only be occupied by those persons who meet the definition of Travelling Showpeople, as outlined in the Planning Policy for Traveller Sites.

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Long Copse Farm, Enborne



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Sites allocated for employment land

8.10 The following sites are allocated to facilitate the growth and forecasted change in industrial land over the plan period to 2041:

Policy Ref:	Site Name:	Approximate floorspace (sqm)	Use
ESA1	Land east of Colthrop Industrial Estate, Thatcham	20,400	B2/B8
ESA2	Land west of Ramsbury Road, Membury Industrial Estate	10,390	B2/B8
ESA3	Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands	5,200	Egiii/B2
ESA4	Beenham Landfill, Pips Way, Beenham	14,000	B2/B8
ESA5	Northway Porsche, Grange Lane, Beenham	6,400	Egiii/B2
ESA6	Land adjacent to Padworth IWMF, Padworth Lane	12,400	B2/B8

8.11 The Council will seek to ensure that sufficient sites are provided in the right locations to foster sustainable economic growth. The allocated sites are focused around or near to areas of existing employment activity, and mainly adjacent to defined Designated Employment Areas. Those sites allocated on land adjacent to a DEA, will, through this LPR, now form part of that DEA.

Thatcham

8.12 Thatcham's main industrial area is Colthrop Estate, comprising a mix of larger distribution units and smaller workshops, and is described in the ELR as 'the District's premier logistics and distribution park'. There are some vacancies in the office stock, and a very high occupancy in the industrial and warehousing stock. The allocated site to the east of the Colthrop Estate (ESA1) is a logical extension and would aid in meeting the identified need in the Urban Area of Thatcham.

Membury Industrial Estate

8.13 Membury Industrial Estate has seen a number of redevelopments and expansions in recent years and through the LPR the boundary of the DEA has been extended to reflect these changes and to support the creation of local job opportunities in the more western rural areas of the District. The allocated sites at Membury (ESA2 and ESA3) will also aid in addressing a local and rural demand.

Beenham

8.14 Beenham Grange Industrial Area is largely occupied by industrial operators, with a mix of locally based companies and larger companies servicing the area. At the time of the ELR there were no available industrial units, reflecting the nature of the industrial market in this location. The sites allocated in this area (ESA4, ESA5 and ESA6) would aid in meeting the identified need towards the east of the District. The site at Northway Porsche would encourage light industrial units, compatible with surrounding uses. The site at Padworth sidings, whilst it is not directly adjacent to a DEA, it would make use of brownfield land and is adjacent to the Padworth Household Waste Recycling Centre.

8.15 For each site policy (ESA1-ESA6), the site allocation is identified on the indicative site map. The area shown on the map is the gross site area. The policies provide approximate floor space for development, based on standard plot ratios as set out within the HELAA, unless the site promoter has suggested a development potential that is lower

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than that calculated. The actual floorspace achieved may vary slightly depending on the detailed design work carried out in preparation for a planning application and will be influenced by the topography and other specific site characteristics.

Policy ESA1

Land east of Colthrop Industrial Estate, Thatcham (Site Ref: MID5)

The site, as shown on the indicative map, will be developed in accordance with the following parameters:

a. The provision of approximately 20,400 square metres of employment floorspace for B2 and/or B8 uses across the site [43];
b. Access to the site will be provided from the A4;
c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required;
d. The development design and layout will be in accordance with policy SP7, and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA). The design and layout should also take into account the site's position as a gateway into Thatcham, tree planting within the site, building design including colour scheme and suitable roof treatments, and the presence of overhead power lines;
e. Buildings should be set back from the A4/Bath Road and the eastern site boundary to allow for a tree planted landscape buffer, extending the existing wooded edge of Colthrop Industrial Estate and to help mitigate any visual impact on the wider landscape to the east;
f. Development will be informed by a Tree Survey due to the presence of TPOs on the western side of the site;
g. Development will be informed by a Flood Risk Assessment, which will include appropriate flood mitigation measures, including SuDS;
h. Development will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected. Such mitigation will include external lighting design;
i. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required. Consideration of extraction prior to any development would be encouraged;
j. Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;
k. Development will be informed by a desk based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation; and
l. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.

43 *As at June 2024 the site had extant planning permission 21/02130/OUTMAJ for 19,536sqm of B2/B8 space with ancillary office space, and a second extant permission 23/02965/FULMAJ for a Logistics Hub comprising approximately 7,800sqm of office space and associated uses for Thames Valley Police.*

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Land east of Colthrop Industrial Estate, Thatcham



Local Plan Review 2023-2041 version for adoption June 2025

Policy ESA2

Land west of Ramsbury Road, Membury Industrial Estate, Lambourn Woodlands (Site Ref: LAM6)

The site, as shown on the indicative map, will be developed in accordance with the following parameters:

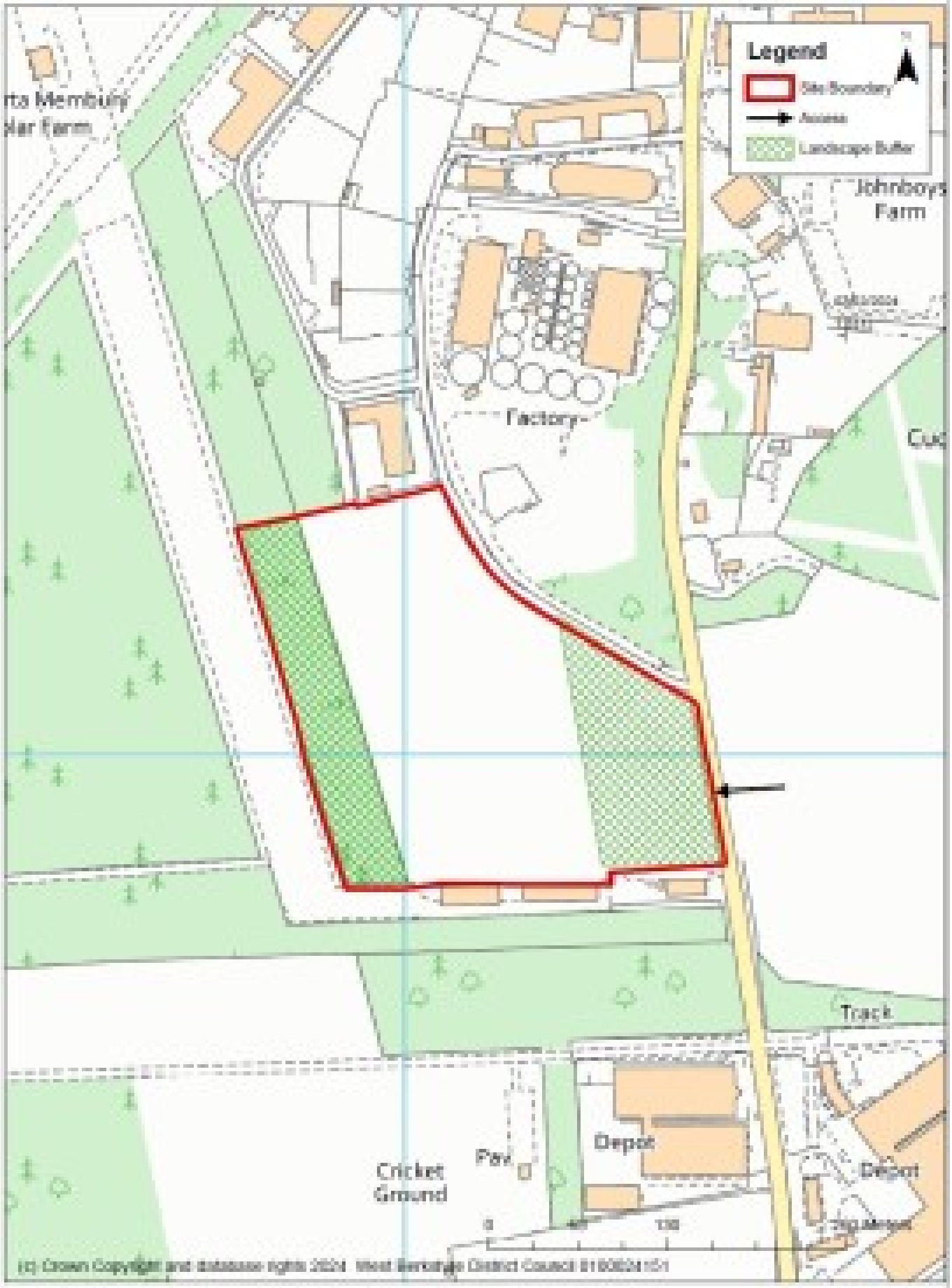
a. The provision of approximately 10,390 square metres of employment floorspace for B2 and/or B8 uses;
b. Access to the site will be provided from Ramsbury Road;
c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required;
d. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Plan;
e. The scheme will be developed in accordance with the Landscape Sensitivity and Capacity Assessment (2021) for Land west of Ramsbury Road - LAM6 and will include the following measures:

    i. Development should be limited to the area shown on the indicative map;
    ii. A landscape buffer should be created and retained, as shown on the indicative map. The buffer should be planted as native woodland between the proposed developable area and Ramsbury Road. Woodland areas should include native trees and shrubs, and to include some fast growing tree species as part of early planting;
    iii. The height of buildings should be limited so they do not protrude above the treeline of the tree belt to the west as would be visible from Ramsbury Road;
    iv. Appropriate design to consider façade treatment on the eastern flank walls of buildings to reduce their visual prominence; and
    v. Access into the developable area should be low key, have a rural character and avoid large signage which would detract from the existing rural character of the area;

f. The development design and layout will be in accordance with policy SP7, and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
g. Development will be informed by a Heritage Impact Assessment (HIA);
h. Development will be informed by a Flood Risk Assessment, which will include appropriate flood mitigation measures, including SuDS;
i. Development will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
j. The site lies partly within a Waste Preferred Area and a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required. Consideration of extraction of minerals resources prior to any development would be encouraged;
k. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and
l. Development will be informed by an archaeological desk-based assessment as a minimum and field evaluation if required to assess the historic environment of the site.

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Land west of Ramsbury Road, Membury Industrial Estate, Lambourn Woodlands



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Policy ESA3

Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands (Site Ref: LAM10)

The site, as shown on the indicative map, will be developed in accordance with the following parameters:

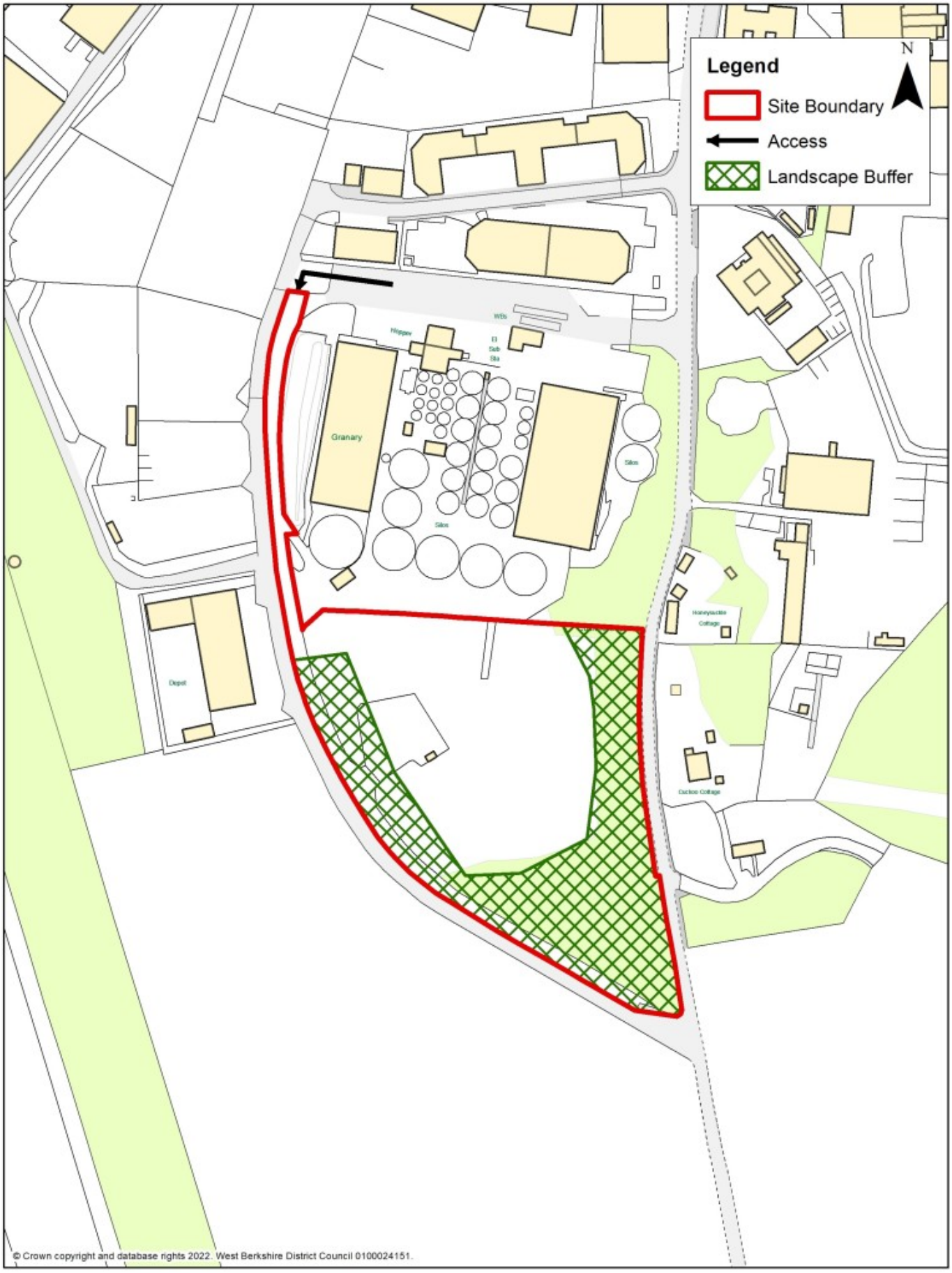
a. The provision of approximately 5,200 square metres of employment floorspace for B2 and/or E(g)(iii) across the site;
b. Access to the site will be provided from Ramsbury Road;
c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required;
d. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Plan;
e. The scheme will be developed in accordance with the Landscape Sensitivity and Capacity Assessment (2022) for Site 2: South of Trinity Grain, and will include the following measures:

    i. Retain the tree belt/hedgerow along the eastern site boundary and the woodland copse within the southern part of the site; and
    ii. Buildings should be at a height where they are not visible above the adjacent silo towers and the tree canopy (within the southern part of the site) from the wider landscape to the south and from the Ramsbury Road;

f. The development design and layout will be in accordance with policy SP7 and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
g. Development will be informed by a Heritage Impact Assessment (HIA);
h. Development will be informed by a Flood Risk Assessment, which will include appropriate flood mitigation measures, including SuDS;
i. Development will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
j. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and
k. Development will be informed by an archaeological desk-based assessment as a minimum and field evaluation if required to assess the historic environment of the site.

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Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands



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Policy ESA4

Beenham Landfill, Pips Way, Beenham (Site Ref: part of BEEN3 and part of BEEN5)

The site, as shown on the indicative map, will be developed in accordance with the following parameters:

a. The provision of approximately 14,000 square metres of employment floorspace for B2 and/or B8 uses across the site;
b. Access to the site will be provided from Pips Way, accessed off the A4/A340 roundabout;
c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required, and will consider the impact on the A340/A4 roundabout;
d. The scheme will be developed in accordance with the Landscape Sensitivity and Capacity Assessments (2022) for Beenham Industrial Area - BEEN3 and BEEN5 and will include the following measures:

    i. Retain and enhance the existing newly planted wooded bund along the SW edge of the site and create a landscape buffer along the NW and SE site boundary;
    ii. Propose a new landscape buffer to the wider National Landscape and strengthen the existing woodland belts which enclose the site by additional tree planting, especially along the NE site boundary;
    iii. Restrict and consider the scale of development to avoid an adverse visual effect on adjacent areas of the National Landscape, Aldermaston Wharf and the A4. This will include the proposed height of buildings, colour, architectural style and roof profile, the impact of external lighting and noise, and any other structures/features which could negatively impact on adjacent areas. The North Wessex Downs AONB: Guidance on the selection and use of colour in development should be used as guidance;
    iv. Avoid the use of close boarded fencing in areas visible from Public Rights of Way and in particular along the site boundary. The existing wire mesh fencing could be retained as a suitable fencing; and
    v. External lighting if required, should be minimal and avoid edge off site locations which could result in light pollution intruding into adjacent areas of the open countryside;

e. The development design and layout will be in accordance with policy SP7, and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
f. Development will be informed by a Flood Risk Assessment, which will include appropriate flood mitigation measures, including SuDS;
g. Development will be informed by an appropriate Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
h. Development will be informed by a desk based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation;
i. The site lies within a Waste Safeguarding Area and so consideration of policy 10 of the West Berkshire Minerals and Waste Local Plan will be required; and
j. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.

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Beenham Landfill, Pips Way, Beenham



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Policy ESA5

Northway Porsche, Grange Lane, Beenham (Site ref: BEEN10)

The site, as shown on the indicative map, will be developed in accordance with the following parameters:

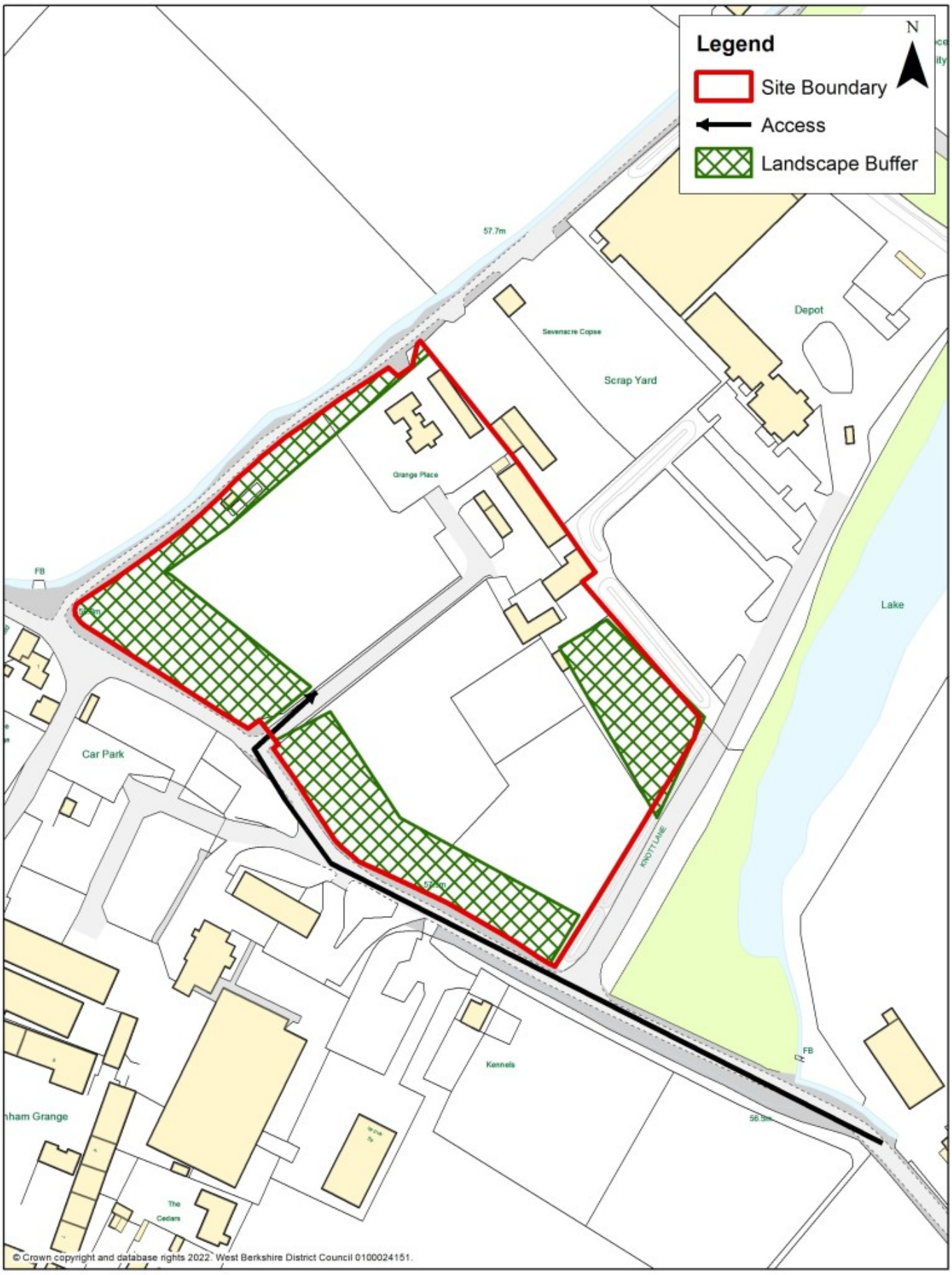
a. The provision of approximately 6,400 square metres of employment floorspace for B2 and/or E(g)(iii) uses across the site;
b. Access to the site will be provided off the A4 using the existing access to Beenham Industrial Estate;
c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required, and will consider the impact on the A340/A4 roundabout;
d. The scheme will be developed in accordance with the Landscape Sensitivity and Capacity Assessment (2022) for Beenham Industrial Area - BEEN10 land north east of Beenham Grange and will include the following measures:

    i. Retain a landscape buffer between the site and the two adjacent PRoW, which should be planted as native woodland;
    ii. Retain and provide an open setting for existing mature and trees of value;
    iii. Avoid the use of close boarded fencing in areas visible from Public Rights of Way and in particular along the site boundary. The existing wire mesh fencing could be retained as a suitable fencing;
    iv. Buildings should be rural in scale and character, and of a height which does not intrude above the existing height of buildings on the site. Particular attention should be given to building facades which face onto the surrounding landscape, to avoid any indirect adverse landscape effect on the National Landscape. The North Wessex Downs AONB: Guidance on the selection and use of colour in development should be used as guidance;
    v. External lighting if required, should be minimal and avoid edge off site locations which could result in light pollution intruding into adjacent areas of the open countryside; and
    vi. Noise levels should not increase above the existing noise levels within adjacent areas;

e. The development design and layout will be in accordance with policy SP7, and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
f. Development will be informed by a Flood Risk Assessment, which will include appropriate flood mitigation measures, including SuDS;
g. Development will be informed by a Tree Survey due to the presence of TPOs on the site;
h. Development will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
i. Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;
j. Development will be informed by a Heritage Impact Assessment (HIA);
k. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required. Consideration of extraction prior to any development would be encouraged;
l. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and
m. Development will be informed by a desk based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation.

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Northway Porsche, Grange Lane, Beenham



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Policy ESA6

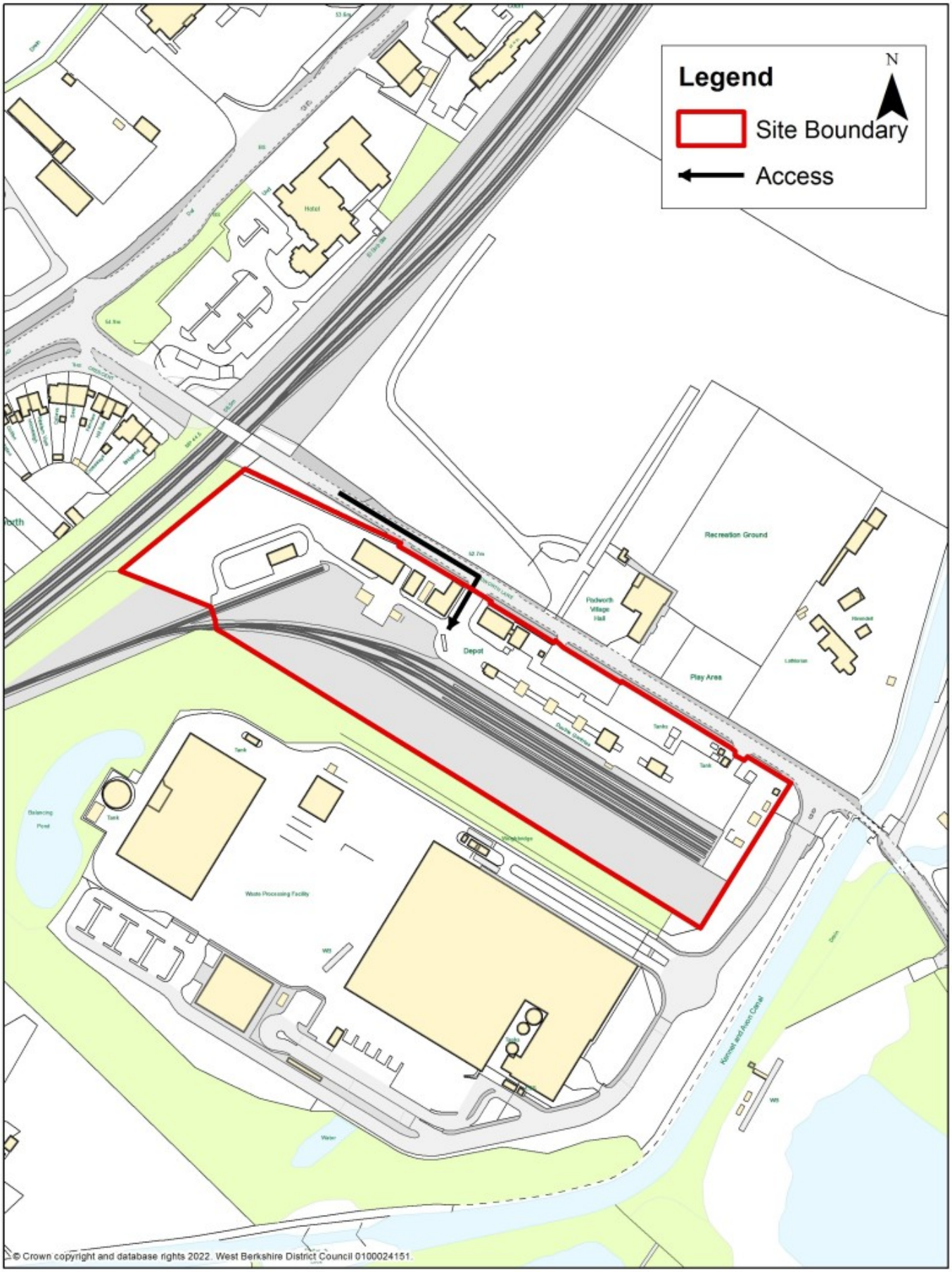
Land adjacent to Padworth IWMF, Padworth Lane, Padworth (Site Ref: PAD4)

The site, as shown on the indicative map, will be developed in accordance with the following parameters:

a. The provision of approximately 12,400 square metres of employment floorspace for B2 and/or B8 uses across the site;
b. Access to the site will be provided from Padworth Lane;
c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required, and will consider the impact on Padworth Lane, the bridge and traffic lights on Padworth Lane, the junction with the A4, and the A340/A4 roundabout;
d. The development design and layout will be in accordance with policy SP7, and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA), and take into account the character and appearance of surrounding development;
e. Development will be informed by a Flood Risk Assessment, which will include appropriate flood mitigation measures, including SuDS;
f. Development will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
g. Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;
h. Development will be informed by a desk based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation;
i. A Construction and Operations Management Plan (COMP) shall accompany any planning application on the site. The COMP shall safeguard the oil pipeline from operational works, including the provision of an appropriate buffer;
j. The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required; and
k. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.

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Land adjacent to Padworth IWMF, Padworth Lane, Padworth



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9 Development Management Policies: Our place based approach

Policy DM1

Residential Development in the Countryside

Exceptionally, new residential development outside of adopted settlement boundaries will be permitted. These exceptions are solely limited to development which is appropriately designed and located and which satisfies one or more of the following criteria:

a. Sites allocated as part of the development plan;
b. Sites for Gypsies and Travellers and Travelling Showpeople (policies RSA28, RSA29 and DM20);
c. Rural exception housing and/or First Homes exception sites (policies DM16 and DM17);
d. The conversion of redundant or disused buildings (policy DM24);
e. Housing to accommodate rural workers (policy DM23);
f. The extension to or replacement of existing residential dwellings (policies DM25 and DM28);
g. The subdivision of existing residential dwellings (policy DM27);
h. Student or staff accommodation necessary to meet the reasonable needs and operational requirements of existing educational and institutional sites in the countryside (policy DM38); or
i. Limited residential infill in settlements in the countryside with no defined settlement boundary where:

    i. It is within a closely knit cluster of 10 or more existing dwellings adjacent to, or fronting an existing highway; and
    ii. The scale of development consists of infilling a small undeveloped plot commensurate with the scale and character of existing dwellings within an otherwise built up frontage; and
    iii. It does not extend the existing frontage at either end; and
    iv. The proposed plot size and spacing between dwellings is similar to adjacent properties and respects the rural character and street scene of the locality.

Supporting text

9.1 New development is easiest to assimilate when located within existing settlements. The overall spatial strategy and settlement hierarchy for West Berkshire is set out in policies SP1 and SP3. The policies seek to accommodate development in the most sustainable way, focusing development in settlements with existing facilities and services. Policy SP1 sets out that the principle of development is acceptable inside settlement boundaries and makes clear that only appropriate limited development in the countryside will be allowed.

9.2 In this context, this policy makes clear that land outside of settlement boundaries will be treated as open countryside where there is a presumption against new residential development. National planning guidance currently advises that blanket policies restricting development should be avoided unless there is robust evidence on why this is necessary. In West Berkshire, the conservation and enhancement of the North Wessex Downs National Landscape and its setting is clearly a key consideration. At the same time, planning guidance also makes clear that planning policies and decisions should recognise the intrinsic character and beauty of the countryside. The appreciation that all countryside will have some such qualities means that it needs to be protected or safeguarded. Responding to that acknowledgement whilst maintaining the vitality of rural communities is also a key consideration in West Berkshire. This policy therefore sets out the exceptional circumstances whereby residential development outside settlement boundaries may be acceptable.

9.3 The countryside of West Berkshire is characterised by small settlements and dispersed farmsteads. Due to the constant pressure for development, these settlements and farmsteads are at risk from piecemeal development. Cumulative impact is an important consideration in these areas, as incremental changes when viewed collectively can significantly change the character of a landscape.

9.4 The conversion of rural buildings to residential use for instance can have a considerable impact on the character of the surrounding area. Similarly, the intensification of modest rural properties through extensions and the addition of large ancillary buildings and/or redevelopment can result in a disproportionate number of larger country houses, resulting in a loss of smaller and mid-sized properties and increased suburbanisation undermining a balance in the

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historic settlement pattern and rural character. Whilst there may be no increase in the actual number of dwellings, a scene that was once comprised of isolated agricultural workers cottages and barns set within open fields is urbanised and the rural character altered.

9.5 An assessment therefore, has to be made of the sensitivity of the landscape to a particular type of change and the subsequent capacity of that area to absorb the change. For some areas, the character may be so fragile that new development is not acceptable even on a small scale. All development proposals are expected to respond positively to their context by conserving and enhancing landscape character in accordance with policy SP8 and by strengthening a sense of place in accordance with policy SP7 and also SP5.

9.6 In particularly exceptional cases there may be a very special circumstance where an isolated new home of truly outstanding design standards, reflecting the highest standards of architecture, is proposed. Such proposals will be extremely rare and will be considered on their individual merits.

9.7 For all development proposals in the countryside, robust evidence will need to be provided to support the application to demonstrate that an exceptional approach is fully justified. The Council publishes a list of local documents that are required as part of planning applications and developers are encouraged to ensure their proposals comply with this list. Proposals will be expected to clearly illustrate the appropriateness of the development within the rural context.

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Policy DM2

Separation of Settlements around Newbury and Thatcham

In order to prevent the coalescence of Newbury and Thatcham and to maintain the separate identity of the distinct settlements around both towns, the following gaps between settlements have been identified and are outlined on the Policies Map:

a. Land between Newbury and Donnington
b. Land between Newbury and Enborne Row/Wash Water
c. Land between Newbury and Thatcham
d. Land between Thatcham and Cold Ash
e. Land between Thatcham and Ashmore Green

Development which would detract from the open or rural character of these gaps will not be permitted. In these areas development will only be permitted where it:

i. Would not diminish the clear physical and visual separation between distinct settlements; and
ii. Would not compromise the integrity of the gap either individually or cumulatively with other existing or proposed development.

Supporting Text

9.8 The overarching spatial strategy for the LPR set out in policy SP1 focuses development on Newbury and Thatcham. This pressure for development has the potential to lead to the loss of the separate and distinct identity of both settlements and the settlements surrounding them through coalescence. This could either be by physically or perceptually reducing the gaps between them or by introducing an increase of activity which has an urbanising effect. The visual break and sense of openness between these settlements is very important in maintaining the separate identity of individual communities and the Council considers it important that the integrity of this openness is maintained.

9.9 An Appropriate Countryside Designation Study (2022) was therefore undertaken of the countryside around Newbury and Thatcham to help determine whether a specific planning designation was needed to safeguard the unique characters and separate identities of the individual settlements. This concluded that should the Council specifically define the particular gaps it wanted to protect, that it would be justified in creating a new green gap policy.

9.10 Gaps are a long established planning tool used to prevent the coalescence of settlements in order to maintain their separate identity. A clear gap between distinct settlements helps maintain a sense of place for residents of, and visitors to, the settlements on either side of the gap. They prevent development in areas where there is the greatest risk of coalescence and so ensure that by retaining a sense of openness, local distinctiveness is maintained.

9.11 The identified gaps set out in the policy have not been specifically defined to protect the landscape character of the countryside around Newbury and Thatcham, the Council's approach to which is set out in policy SP8. It is important to recognise that the gaps are not a local landscape designation. Landscape character assessment can be used however to inform and understand how the settlement pattern has developed, the nature of the individual character and setting of each distinct settlement, the pattern of the separation between them and how the landscape functions to maintain that separation.

9.12 The land included within each identified gap performs an important role in defining the settlement character of the area and separating settlements at risk of coalescence. In defining the extent of a gap, no more land than is necessary to prevent the coalescence of settlements has been included.

9.13 Currently, the parcel of land between Thatcham and Upper Bucklebury does not meet the criteria for designation as an essential gap. However, the Council acknowledges that this situation may change depending on how the North East Thatcham strategic site is delivered. The relationship between the proposed development and the country park to the north of the site will be critical in this regard. In accordance with the recommendations made in the Appropriate Countryside Designation Study (2022), further assessment as to an appropriate essential gap in this area will need to be carried out when the extent of the built development on the site has been established.

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10 Development Management Policies: Our environment and surroundings

Policy DM3

Health and Wellbeing

Development proposals will be required to promote, support and enhance positive mental and physical health and wellbeing and thus contribute to reducing health inequalities. Where any potential adverse impacts are identified, they will need to be addressed and mitigated in an appropriate manner.

Proposals for development should support healthy lifestyles, including through the use of active design principles. Where appropriate, the provision of new or improved health facilities will be required as part of new development, proportionate to the additional demand that they would generate.

Proposals for major development, or other development likely to have a potentially significant impact on the health and wellbeing of the local population or particular groups within it in relation to either the nature of the use proposed and/or its location in relation to other uses, should be accompanied by a fit for purpose Health Impact Assessment (HIA) in accordance with the current guidance[44] from Public Health England. The level of information required should be proportionate to the scale and nature of the development proposed. The purpose of the HIA is to assess any health impacts, positive or negative, that may arise from the proposed development and it should show how any potential health risks can be avoided or minimised, with particular emphasis on disadvantaged sections of communities that may be affected. Development proposals should demonstrate how the conclusions of the HIA have been taken into account in the design of the scheme.

Development that would have an unacceptable impact on the health or wellbeing of existing or new communities will not be permitted.

Supporting Text

10.1 It is essential that the decisions we make consider the health of our residents and contribute to reducing health inequality. The West Berkshire Vision 2036 highlights that mental health problems represent the largest single cause of disability in the district, affecting people of all ages. It also notes the significant health inequalities across West Berkshire, with a life expectancy gap of up to ten years in different areas. The district's mix of rural and urban settlements means that access to services can be varied.

10.2 The Council's Leisure Strategy 2021-2031 notes that West Berkshire's existing leisure offering is very good, with a number of parks and open spaces, commons, woodland, public rights of way and leisure centres available for physical activity. There is also a range of water based opportunity through rivers such as the Thames, Enborne, Lambourn, Pang and Kennet, the Kennet & Avon Canal and lakes which are also enjoyed by residents and visitors alike. It quotes the percentage of physically active adults at 63.3%, just below the national average of 66.3%.

10.3 A wide range of indoor and outdoor sports are played across the District. These opportunities and their associated health benefits, are reflected in West Berkshire's life expectancy, with those for both men and women being above regional and national averages. The District's cultural heritage is also integral to people's health and wellbeing. It increases academic attainment, provides a sense of place and identity and has a significant, positive impact on the local economy.

10.4 Tackling health and wellbeing requires a multi-agency approach. The Berkshire West Health and Wellbeing Strategy 2021-2030, developed by the Reading, West Berkshire and Wokingham Health and Wellbeing Boards together with the Berkshire West Integrated Care Partnership is underpinned by a place based approach with its number one priority to reduce health inequalities.

44 Health Impact Assessment in spatial planning - a guide for local authority public health and planning teams (October 2020) Public Health England

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10.5 The Council recognises that the Local Plan has a crucial role to play in ensuring that opportunities exist for people to be able to make healthier lifestyle choices and address health inequalities. Health and environment are inextricably linked and the creation of attractive, safe and accessible places to live improves the quality of life and wellbeing of both individuals and communities as a whole.

10.6 Policy SP7 sets out that development should be designed to encourage healthier lifestyles through the promotion of physical activity, the enhancement of social connections and the strengthening of mental health.

10.7 This DM policy ensures that specific consideration is given to the potential overall impact of development on health, with individual proposals encouraged to maximise their overall contribution towards a healthier environment and healthier communities. Health Impact Assessments (HIA) will be an important tool for assessing any effect on health and in addressing health inequalities by protecting those who are vulnerable to the negative effects of development. The policy makes clear they will be required for all major development proposals or other development likely to have a potentially significant health impact in relation to either its use and/or location.

10.8 When an HIA is required, it will:

- Consider the likelihood, significance and duration of both the potential positive and negative impacts of the development proposals on the health and wellbeing of different sectors of the community, taking into account that some people will be more vulnerable to negative impacts than others;
- Identify and take action to maximise positive impacts and minimise and mitigate any adverse impacts on health and wellbeing, having regard to the most affected sectors of the community; and
- Identify what will be monitored, how and by whom.

10.9 It should also take into account the cumulative impact of development, i.e. where several developments are in progress within a particular area, as well as the potential over-concentration of uses in an area.

10.10 The HIA may be a free-standing document or incorporated into a sustainability statement, an environmental impact assessment or other form of assessment or impact statement. If the HIA is not freestanding then a statement needs to be provided explaining how the requirements for an HIA are being met.

10.11 The HIA should include reference to how the proposals for development have been discussed with health service providers regarding impacts on primary health care services. Developers are encouraged to engage with the NHS Buckinghamshire, Oxfordshire and Berkshire Integrated Care Board (BOB-ICB) or other such appropriate body at the earliest opportunity in order to determine the health care requirements associated with new development.

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Policy DM4

Building Sustainable Homes and Businesses

New development of one or more new dwellings (C3 or C4 use class) and/or 100sqm or more of new non-residential floorspace, including hotels (C1 use class), residential institutions (C2 use class) or Secure Residential Institutions (C2A use class) should achieve net zero operational carbon emissions (regulated and unregulated energy) by implementing the energy hierarchy.

Proposals should demonstrate application of the energy hierarchy through submission of an Energy Statement or a detailed energy section within the Sustainability Statement in accordance with policy SP5 and which identifies how the following minimum standards of construction are achieved to the greatest extent feasible and viable.

1. **Residential Development - minimum construction standard**

A. New development of one or more new dwellings (C3 or C4 use class) will meet the following minimum standards of construction:

- Achieve the carbon Target Emission Rate set by the Future Homes Standard once this is confirmed by central government; in the meantime, achieve 63% reduction in carbon emissions is achieved by on-site measures, as compared to the baseline emission rate set by Building Regulations Part L 2021 (SAP 10.2). These regulated carbon emission targets are to be achieved before the addition of on-site renewable electricity generation (which should subsequently be considered in section 3 of this policy); and

- Equal to or less than the following targets, using the Building Regulations Part L SAP Fabric Energy Efficiency (FEE) metric:

    - End terrace: 32.9 kWh/m2/year FEE
    - Mid terrace: 25.1 kWh/m2/year FEE
    - Room in roof (semi detached): 32.5 kWh/m2/year FEE
    - Detached: 43.6 kWh/m2/year FEE
    - Bungalow: 51.0 kWh/m2/year FEE
    - Low-rise apartment: 21.0 kWh/m2/year FEE
    - Mid to high-rise apartment: 13.5 kWh/m2/year FEE
    - Where the proposed home type does not precisely reflect any of the above, the applicable target from the list above will be that of the most similar home type to that proposed, with a note to justify why this is thought to be the most similar. In apartment buildings, it will be acceptable to meet this target via a weighted average of all residential floor space in the building (recognising that there may be variation between floors in the building).

- For outline applications and where the home type is not known, it will be required to commit to delivering the relevant target(s) through reserved matters. This will be secured by a condition.

B. Residential refurbishment developments of 10+ units will meet BREEAM Domestic Refurbishment 2014 (or future equivalent) Excellent as a minimum.

2. **New Non-Residential Development, including hotels, residential institutions, secure residential institutions - minimum construction standard**

New development of 100sqm or more of new non-residential floorspace, including hotels (C1 use class), residential institutions (C2 use class) or secure residential institutions (C2A use class) will meet the following minimum standards of construction:

- Appropriate to the building type, calculate a typical building baseline using a nationally recognised standard and demonstrate a percentage reduction in energy (regulated and unregulated) carbon emissions. These operational carbon emission targets are to be achieved before the addition of on-site renewable electricity generation (which should subsequently be considered in section 3 of this policy); and

- BREEAM Excellent (BREEAM New Construction V6 or future equivalent).

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3. **Renewable Energy**

A. Subsequent to the achievement of the minimum construction standards under parts 1 and 2, new development of one or more new dwellings (C3 or C4 use class) and/or 100sqm or more of new non-residential floorspace, including hotels (C1 use class), residential institutions (C2 use class) or Secure Residential Institutions (C2A use class) should include onsite renewable, zero and low carbon energy technologies to achieve net zero carbon operational energy (regulated and unregulated) on site.

B. The Council will support proposals for renewable energy provided that the technology is:

i. Suitable for the location;
ii. Not on the most versatile agricultural land (grades 1, 2 and 3a);
iii. Is accompanied by a landscape / visual impact assessment; and
iv. Would not cause harm to residential amenity by virtue of noise, vibration, overshadowing, flicker or other harmful emissions.

4. Carbon Offsetting

Where a development proposal of one or more new dwellings (C3 or C4 use class) and/or 100sqm or more of new non-residential floorspace, including hotels (C1 use class), residential institutions (C2 use class) and or secure residential institutions (C2A use class) cannot demonstrate that it is net zero carbon in relation to operational energy (regulated and unregulated), it will be required to address any residual carbon emissions by a cash in lieu contribution.

Supporting Text

10.12 Carbon reduction has been a key issue for West Berkshire since the Core Strategy, introducing policies aimed at delivering carbon neutral development by 2016, was approved following examination in 2012. However, despite the 26.4% reduction in CO_2 emissions in the District since 2005, the authority still has emissions well above the Berkshire, South East and England levels.

Table 5 Full Set and Sub Set* Per Capita Carbon Dioxide emissions (tonnes) at local authority level in 2017, listed by difference

Area	Full Set data	Sub Set data	Difference
West Berkshire	8.2	5.8	2.4
Windsor & Maidenhead	5.7	4.5	1.2
Wokingham	4.7	3.6	1.1
Slough	5.0	4.1	0.9
Reading	3.4	3.3	0.1
Bracknell	3.7	3.7	0
South East	4.8	4.2	0.6
England	5.1	4.3	0.8

**The Full Set data contains all measured emission sources for each LA area whilst the Sub Set removes those that the LA has no influence over.*

10.13 The Council unanimously declared a Climate Emergency in July 2019 with the stated aim to be carbon neutral by 2030 as the consequences of global temperature rising above 1.5^{0}C are so severe that preventing this from happening must be of the utmost urgency.

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10.14 Sustainable construction and renewable energy generation can help in achieving emissions reduction. Cost implications of installing CO2 emissions reduction measures from the start of a development are less than if they were retro-fitted. In addition, the benefits derived by the end user in relation to reduced heating and fuel bills will be enhanced.

10.15 The District is one of the highest electricity users in the south east, and is in the upper quartile of local authorities for CO2 emissions within the country. Fuel poverty levels in West Berkshire are also high, compared to other authorities. This is clear evidence and justification that West Berkshire needs to do more to meet national targets in relation to CO2 emissions reduction.

10.16 The NPPF requires action on climate change and the protection and enhancement of the natural environment. Paragraph 152 requires the Council to support the transition to a low carbon future and shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience to the effects of climate change. At the same time development of poor design, which fails to capitalise on opportunities for improving character, quality and take account of design standards should be refused. Furthermore, the quality of development approved should not diminish between permission and completion as a result of changes being made to the permitted scheme.

10.17 The re-issue of the Planning Policy Guidance on Climate Change in 2019 allows local planning authorities to "*set energy performance standards for new housing or the adaption of buildings to provide dwellings that are higher than the building regulations, but only up to the equivalent of Level 4 of the Code for Sustainable Homes*".

10.18 Viability work undertaken for the LPR, tested the viability based on "carbon neutral" development and concluded it is not a barrier to development in West Berkshire.

Operational Energy - Net Zero Carbon

10.19 Following the energy hierarchy, developments are required to achieve net zero carbon emissions in relation to operational energy (regulated and unregulated).

10.20 Methodologies which could be used to calculate operational energy reductions (regulated and unregulated) to support the achievement of net zero carbon emissions include CIBSE TM54 or PHPP. Developers are advised to use this exercise as a way to earn further BREEAM credits towards the required overall "Excellent" rating, if done in accordance with BREEAM guidance under Ene 01, 04 and 08.

10.21 Developers should be aware that the new Part L 2021 includes a requirement for prediction of actual operational energy consumption in non-residential over 1000m2, for the purpose of informing the new owner, and mentions CIBSE TM54 as a suitable method to do this and specifies that basic SBEM outputs are NOT suitable for this purpose.

10.22 For non-residential developments, the use of the Building Research Establishment Environmental Assessment Method (BREEAM) ensures that issues relating to health, energy, water, sustainable transport, materials, waste, ecology and pollution are addressed from the start of the project and the certification process provides greater assurances that the agreed level of quality and sustainability is delivered at completion. It is also a means of demonstrating compliance against a broad suite of policies; such as natural environment and operational energy, in addition to those related to climate mitigation and resilience. However, other technical standards are acceptable, provided they result in an equivalent outcome.

10.23 For residential refurbishment developments of 10+ units that require planning permission, BREEAM Domestic Refurbishment to a rating of Excellent is required as a minimum. This includes change of use to residential development and refurbishment of existing residential properties.

10.24 Applications for commercial development and residential refurbishment developments of 10+ units should include a BREEAM pre-assessment, undertaken by a licensed BREEAM assessor and where deemed appropriate supported by a BREEAM accredited professional at the start of the design process to demonstrate how the target rating will be met and ensure early action credits are not missed.

10.25 Commercial development includes (but is not limited to) uses for retail, office, industrial, data centres, healthcare, and education, prisons and leisure facilities. Multi-residential schemes, including care homes/student halls of residence, hotels and other multi-occupancy domestic buildings are also included as commercial development. Early engagement with a licensed BREEAM assessor should be sought at RIBA Stage 0 to determine in BREEAM is applicable to a development.

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Renewable Energy Generation

10.26 Renewable energy technology can make a major contribution to reducing CO2 emissions. Communities can benefit from reduced fuel bills and improved security of energy supply. Building a green economy that can generate growth and improvements in people's lives is consistent with sustainable development and the Council's 'Environment Strategy' and helps build in a resilient economic future for renewable energy technology as it is constantly evolving. Examples of renewable energy technology include:

(i) Combined heat and power (CHP) with a modest plant being able to serve a large number of dwellings and commercial uses in a small geographical area;

(ii) Large scale ground mounted solar PV systems; and

(iii) Micro-renewable technology, in particular solar water heating, ground and air source heat pumps, photovoltaic cells and biomass boilers.

10.27 However it is important not to restrict future options for how renewable energy might be delivered within West Berkshire.

10.28 Where appropriate and following the energy hierarchy, renewable energy proposals will be integrated in to the proposed scheme as part of the design process and shown on plans submitted for planning permission.

Carbon Offsetting

10.29 Where a development cannot achieve net zero carbon for operational energy, with the use of the energy hierarchy, contributions to an offsetting scheme shall be secured through Section 106 Agreements and will be required to be paid prior to the occupation of the development. In order to provide further guidance the Council intends to prepare an update to its existing Planning Obligations SPD which it anticipates adopting in 2025.

10.30 The amount of carbon to be offset will be calculated in the Energy Statement or detailed section of the Sustainability Statement required under policy SP5 and reflect emissions over a period of 30 years from completion. Calculations may take into account grid carbon reductions over that 30 year offset period such as through electricity grid decarbonisation.

10.31 The carbon offset price is the central figure from the nationally recognised non-traded valuation of carbon, which is updated annually as part of the Treasury Green Book data by BEIS and includes future years' per-tonne prices that should be used for each of the future 30 years of operation (to match the years used for the electricity grid carbon factors as above).

10.32 At the Council's discretion, a verified local off-site offsetting scheme. The delivery of any such scheme must be within West Berkshire, guaranteed and meet relevant national and industry standards. If it is a nature-based carbon sequestration scheme, then it must be backed by the government's Woodland Carbon Code initiative (or future replacement/equivalent national scheme).

10.33 Funds raised through this policy will be ring-fenced and transparently administered by the Council to deliver a range of projects that achieve measurable carbon savings as locally as possible, at the same average cost per tonne. The fund's performance will be reported in the Authority Monitoring report on: amount of funds spent; types of projects funded; amount of CO_2 saved.

Assured Performance

10.34 New development of one or more new dwellings (C3 or C4 use class) and/or 100sqm or more of new non-residential floorspace, including hotels (C1 use class), residential institutions (C2 use class) or Secure Residential Institutions (C2A use class) will be required to:

- Implement a recognised quality regime that ensures the as built performance and addresses the energy performance gap in order to ensuring the building performs as close as possible to energy predictions.
- Submit to the Council as built energy calculations prior to occupation and demonstrating that the finished building meets the minimum construction standards and achieves net zero operational carbon emissions (regulated and unregulated energy).
- Where assessment undertaken at completion shows that there is a performance gap between the design and the performance of the completed building, this must be remedied as far as practicable and following which

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carbon offsetting contributions will be required to reflect any associated additional carbon emissions not accounted for at the point of determination of the planning application and an adjusted payment made if necessary.

Existing Housing Stock

10.35 Measures to increase the adoption of retro-fitting energy efficiency measures for the existing housing stock may be explored in subsequent Local Plan documents.

Design

10.36 This policy should be read in the context of policy SP7. The principles of good design extend to all development, including sustainable homes and businesses.

Changes to national targets

10.37 This policy may be revised and updated periodically, for example to reflect changing national guidance or changing circumstances.

Thresholds

10.38 The Council will carefully scrutinise proposals which appear to fall artificially below any thresholds as this may indicate a possible attempt to avoid implementing the relevant measures described above.

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Policy DM5

Environmental Nuisance and Pollution Control

Development will be supported where it does not lead to adverse effects on pollution of the environment. In ensuring a site is suitable for development proposals should satisfy the following criteria:

a. There would be no harm to the amenity of occupants of neighbouring land and buildings, and future occupants of the development, through an unacceptable increase in pollution, including from light, noise, dust, vibration and/or odour. Where necessary suitable mitigation measures will be put in place;
b. It would be compatible with surrounding uses; and not give rise to unreasonable restrictions placed on existing businesses and community facilities;
c. There would be no adverse impact on the environment by pollution of air, soil, or water, through the storage and disposal of waste and hazardous materials or through emissions;
d. Where there is a likelihood that contamination is present or is known to be present, as a minimum a desk based assessment detailing the likelihood and extent of land contamination be undertaken, followed by, where necessary, an intrusive investigation; and the identification and undertaking of appropriate remediation measures in accordance with minimum national standards. Further monitoring may be required depending on the nature of the contamination and remediation;
e. It would not cause noise or vibrations of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity. Development proposals that generate significant levels of noise must be accompanied by an assessment to mitigate such effects, having regard to the nature of surrounding uses;
f. All reasonable steps are taken through design, siting and technological solutions to ensure the abatement of obtrusive light to avoid sky glow, glare and light spillage, intrusion and any adverse impact to wildlife and neighbouring residents. A Lighting Appraisal in accordance with the current guidance from the Institute of Lighting Professionals (ILP) (or similar body), national guidance and British Standards will be required for proposed developments which include outdoor lighting;
g. Appropriate containment solutions for oils, fuels and chemicals are provided; and
h. There would be no harm to existing areas with biodiversity and/or geological value, in accordance with policy SP11.

Development which includes potential nuisance or pollution activities should be located on the least sensitive part of the site.

Appropriate site investigations/assessments will guide development and the results and recommendations will be presented with planning applications (for example, noise assessments) depending on the type of development, location, and likely source of pollution.

Supporting Text

10.39 The NPPF seeks to conserve and enhance the natural, built and historic environment and in doing so protects new and existing development from contributing to and/or being put at risk from unacceptable levels of pollution.

10.40 This policy is intended to aid in promoting good quality of life for all land users, by managing the effects of development and requiring developers to undertake appropriate assessments to understand the sources of pollution on and around the site, and their impacts on the site and surrounding uses. Such assessments can aid in guiding development to the least sensitive part of the site, and/or identifying suitable mitigation measures to alleviate the effects of pollution.

10.41 There are existing regimes in place, though pollution control authorities (Environmental Health), and the planning system is not intended to replicate or control pollution in the same way as such regimes.

10.42 Development must be compatible with neighbouring uses, particularly those in town/village centre locations and those venues which operate in the evening or night. Suitable mitigation must therefore be provided, in the form of good design (e.g. for proposed residential, the consideration of placement of bedrooms), and noise and odour reduction measures, depending on the proposed uses and surrounding existing uses (e.g. sound insulation in proposed residential units; odour minimisation for proposed food outlets near to residential properties). It is important that new development would not place unreasonable restrictions on existing businesses and community facilities.

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10.43 The Noise Policy Statement for England (2010)[45] seeks to avoid, mitigate and minimise the adverse impacts on health and quality of life arising from noise from new development and, where possible, encourages schemes which can contribute to improvements to amenity by using development to mitigate against existing impacts. It states that consideration should be given to whether or not a significant adverse effect is occurring or likely to occur; whether or not an adverse effect is occurring or likely to occur; and whether or not a good standard of amenity can be achieved. The Noise Exposure Hierarchy[46] set out in national planning practice guidance on noise can be used as a guide to determine whether noise is likely to be a concern.

10.44 Rural and tranquil areas are more sensitive to disturbance from noise where the ambient noise levels are lower compared to urban areas. National policy specifies that planning policies should identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are valued for their recreational and amenity value for this reason.

10.45 The West Berkshire Landscape Character Assessment (2019) identifies that away from the towns and main roads, the majority of the District enjoys relatively high levels of tranquillity, whether through elevation and distance from large settlements, as is the case in the high downland areas, or as a result of containment from urbanising influences by strong woodland cover. Areas of tranquillity are shown in figure 3.6 of the Study and the document should be used to identify those areas with high levels of tranquillity.

10.46 Light pollution (also known as obtrusive light) is caused by excessive artificial light being directed into the night sky. Outdoor lighting can cause intrusive and unnecessary light pollution in urban, suburban and rural areas, although it is in the open countryside that light pollution is most noticeable. The Landscape Character Assessment (2019) highlights that outside the main settlements and away from the M4 corridor the majority of the District enjoys dark or very dark night skies, with little light pollution. This is illustrated in figure 3.7 Dark Skies contained within the Assessment. Excessive artificial light at night is visually intrusive impacting on local amenity, intrinsically dark landscapes, nature conservation and can cause physiological problems, in addition to it being a significant waste of energy. It is therefore vital to ensure appropriate controls on external lighting to avoid or mitigate against these adverse effects. In considering development involving potentially adverse lighting impacts to wildlife the Council will expect surveys to identify movement corridors and ensure that these corridors are protected and enhanced.

10.47 Applicants should be guided by and adhere to the guidance on lighting provided in the most up to date Institute of Lighting Professionals (ILP) guidance notes, alongside other relevant local and national documents including the North Wessex Downs AONB 'A Guide to Good External Lighting' (2021). The ILP note 'Reduction of Obtrusive Light' (2021)[47] identifies forms of obtrusive light which may cause nuisance to others, or adversely affect fauna and flora as well as waste money and energy. These are defined as:

- Sky Glow, which is the brightening of the night sky;
- Glare, the uncomfortable brightness of a light source when viewed against a darker background;
- Light spill, the spilling of light beyond the boundary of the area being lit, inclusive of light intrusion where this causes a nuisance to others.

The ILP Guidance identifies environmental zones and corresponding lighting environments. Table 6 sets out the ILP environmental zones for exterior lighting control and should be used to determine whether development proposals involving artificial lighting have a detrimental impact. The Lighting Appraisal should be assessed in accordance with the zone in which they are located (E1, E2, E3 or E4) on whether they have the potential to cause harm to the health or quality of life, or to affect biodiversity. Where an area to be lit lies within visual distance of the boundary between two zones then the obtrusive light values applicable to the most rigorous zone shall apply.

45 Noise Policy Statement for England (2010))
46 Noise Exposure Hierarchy
47 Institute of Lighting Professional - Guidance Note 01/21 - Guidance Notes for the Reduction of Obtrusive Light (2021)

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Table 6 ILP environmental zones for exterior lighting control

Zone	Lighting Environment	ILP examples of types of environmental zones
E1 - Natural	Dark (SQM 20 to 20.5)	Relatively uninhabited rural areas, National Parks, Areas of Outstanding Natural Beauty, IDA buffer zones etc.
E2 Rural	Low district brightness (SQM ~15 to 20)	Sparsely inhabited rural areas, village or relatively dark outer suburban locations
E3 Suburban	Medium district brightness	Well inhabited rural and urban settlements, small town centres of suburban locations
E4 Urban	High district brightness	Town / City centres with high levels of night-time activity

10.48 For development proposals which require a Lighting Appraisal this should set out how any proposed lighting will be energy efficient and dark sky compliant (where applicable), the light source and intensity being used, the luminaire design, height, and angle, light spill and times of operation.

10.49 The reduction of light pollution should not compromise crime prevention and public safety and alternative technological solutions should be explored to ensure these elements are not compromised whilst also mitigating against obtrusive light.

10.50 Odour can be associated with commercial, industrial, agricultural or sewage related activities. Odour can affect air quality and the quality of life of residents, both existing and of proposed residential development. Appropriate investigations are therefore required to support development proposals, and mitigation proposed, where required. This includes, as an example, development within 800 metres of a Sewage Treatment Works.

10.51 The use or storage of substances such as oils, fuels and chemicals pose a risk to watercourses and groundwater resources through surface water run-off, from leakage and inadequate storage measures. Where a development proposal poses a risk of contamination, remedial action will be necessary. To this end, appropriate conditions may be imposed requiring certain remedial measures prior to construction and appropriate design of wastewater and surface water run-off management schemes. As a minimum, development proposals should ensure that in the future land will not be designated as contaminated land under Part IIA of the Environmental Protection Act 1990. Where development proposals pose a risk to the deterioration in water quality, the Council will seek the appropriate measures to ensure development does not compromise the objectives of the River Basin Management Plan and where possible, contributes to improvements to water quality status.

10.52 This policy should be read alongside policies SP2, SP3, SP7, SP10, SP11, DM3, DM6 and DM8.

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Policy DM6

Water quality

The water quality of West Berkshire District's waterbodies will be protected and enhanced. Any development (including infrastructure) that would have a direct or indirect impact on any water body will take account of the impact of their development on water quality. All development should demonstrate it satisfies the following criteria:

a. That it causes no deterioration in the quality of waterbodies, surface and groundwater, nor that it will prevent future attainment of 'favourable condition' for Sites of Special Scientific Interest (SSSI) rivers, waterbodies or wetlands (as required by Wildlife and Countryside Act 1981 (as amended), or 'good status' for other waterbodies under the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 and Groundwater (Water Framework Directive) (England) Direction 2016 or subsequent amendment;
b. That it contributes positively to the water environment and its ecology and delivers enhancements where waterbodies are not achieving 'favourable condition' for SSSI's or, good ecological or chemical status for non-SSSI waterbodies;
c. If located within the hydrological catchments of the River Lambourn SSSI/SAC or River Test, development proposals will be required to demonstrate nutrient neutrality;
d. Where proposals are not connecting to the sewer network and are within 500 metres of a SSSI an assessment of the risk to water quality will be required;
e. That it contributes to the protection and enhancement of classified waterbodies identified by the Thames River Basin Management Plan objectives, covering the Thames and Chilterns South Catchment and Kennet Catchment;
f. Proposals for built development will be required to be at least ten metres away from the top of the bank of the nearest watercourse or main river providing or retaining a natural or semi-natural habitat buffer; and
g. How the proposal will support improving the status and overall health of the River Kennet and River Lambourn.

Where development is likely to have an adverse impact on water quality, a detailed water quality assessment will be required. The need for and the type of assessment will depend on the type or location of new development. Appropriate measures may be required to be undertaken by the developer to ensure that a proposed development does not contaminate surface or groundwater resources.

Supporting Text

Water Framework Directive

10.53 The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017(WFD) recognises that development near water bodies can affect their quality for human consumption and health and for their ecological value. It establishes a legal framework along with national implementation for the protection, improvement and sustainable use of the water environment. This includes lakes, streams, rivers, groundwater and dependent ecosystems.

10.54 The primary policy document for the delivering the WFD is the Environment Agency's River Basin Management Plan (RBMP) for the Thames District that includes the Kennet and tributaries catchment and Thames and Chilterns South catchment in West Berkshire. Proposals will be expected to include sufficient information to demonstrate how they have taken into account the Thames River Basin Management Plan. Development can have a major impact on the water environment, and so needs to be controlled accordingly, delivering enhancements wherever possible. Development that would be likely to lead to deterioration in the overall status of a water body, or would prevent future attainment of good status, can only be permitted in exceptional circumstances as set out in regulations. This is a requirement of the WFD to prevent a deterioration in class of individual containments. The 'Weser Ruling' by the European Court of Justice in 2015 specified that individual projects should not be permitted where they may cause a deterioration of the status of a water body. If a water body is already at the lowest status 'bad', any impairment of a quality element was considered to be a deterioration. It is noted in the Water Cycle Study (Phase 2) (2021) that current emerging practice is that a 3% limit of deterioration is applied.

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Protected sites

10.55 Under Regulation 63 of the Conservation of Habitats and Species Regulations, 2017 (as amended) the Council has a legal duty to consider whether plans submitted to it for approval are likely to have significant effects on Habitats Sites. The Council may only agree to a plan or project after having ascertained that it will not adversely affect the integrity of the Habitats Site.

10.56 The River Kennet is one of England's premier chalk streams. Much of its length is a Site of Special Scientific Interest (SSSI) on account of its chalk stream habitats and associated wildlife. One of its main tributaries, the River Lambourn, is also a SSSI and is designated as an internationally important Special Area of Conservation (SAC) under the Conservation of Habitats and Species Regulations, 2017 (as amended).

10.57 Advice from Natural England, in March 2022, identified the River Lambourn SAC as being in unfavourable condition due to unnaturally high levels of phosphorus. Likewise, the Solent Maritime SAC is also in unfavourable condition due to excessive levels of nitrogen. The Solent receives water from the River Test the catchment for which extends into the district of West Berkshire.

10.58 On 24 May 2024, the Secretary of State published a Notice of Designation of Sensitive Catchment Areas. Under this Notice, the River Lambourn SAC has been designated as a phosphorus sensitive catchment area, whilst the catchment of the Solent Maritime SAC as a nitrogen sensitive catchment area under the Water Industry Act 1991.

10.59 For development which may affect the integrity of Habitats Sites, Natural England has advised that certain types of new development should only be approved if it can be demonstrated that they are nutrient neutral[(48)]. The policy therefore makes clear that relevant proposals within the hydrological catchment of the River Lambourn SSSI/SAC and the River Test must demonstrate nutrient neutrality. These catchments are identified as Nutrient Neutrality Zones on the Policies Map. Relevant proposals are those which would:

- result in a net increase in population served by a wastewater system; or
- have the potential to release additional nitrogen or phosphorus into the surface or groundwater system.

10.60 A case-by-case approach may need to be taken for some of these proposals and advice should be sought from the Council's ecologists at the earliest opportunity. Further detail will be set out in a forthcoming SPD.

10.61 Where development may affect the integrity of a Habitats Site, a Habitats Regulations Assessment will be required to accompany a planning application. This will be expected to supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. It will be critical that any mitigation required is operational and in place prior to any nutrient pollution being discharged.

10.62 To stop pollution at source, the Levelling-up and Regeneration Act 2023 created a new duty on water companies to upgrade wastewater treatment works by 1 April 2030, in catchments of Habitats Sites identified by the Secretary of State as being in an unfavourable condition due to nutrient pollution.

10.63 Within the Sensitive Catchment Areas designated catchments, water companies must guarantee that waste water treatment works serving a population equivalent to more than 2,000 meet specified nutrient removal standards by 1 April 2030. Local Planning Authorities, when considering applications, will need to consider that the nutrient pollution standard will be met by the upgrade date for the purposes of Habitats Regulations Assessments.

10.64 Most foul water is removed from a development site by a mains sewer. However, where this is not the case, foul water is usually treated on site and then discharged either to ground to filter away from the site, or into a nearby watercourse. If the treated water is discharged to ground, it has the potential to impact on water quality sensitive features, particularly by increasing the already high nitrate concentrations. The Environment Agency's publication 'General binding rules: small sewage discharge to a surface water' (2021) stipulates that the general binding rules can only be met if the discharge is less than 2 cubic metres per day and via a shallow drainage field located, designed and constructed in line with the recommendations in British Standard BS6297:2007. If it is identified that a planning application could affect groundwater, the potential impact on water quality will need to be investigated and include a mitigation strategy which demonstrates how the applicant will reduce the negative effects of their proposal and show how they will implement risk reduction measures.

48 Using site specific nutrient calculators (phosphorus for the River Lambourn and nitrogen for the River Test catchment) to calculate the net nutrient (phosphorus or nitrogen) budget for the proposed development and demonstrating how any net increase will be mitigated to achieve nutrient neutrality.

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10.65 The ecological status of the River Kennet and its tributaries is predominantly classified as moderate. Pollution from waste water and physical modifications to waterbodies are the main issues preventing good status under the Water Framework Directive. Abstraction is also a significant contributory factor. The ecological status of the Thames and Chilterns South is predominantly classified as moderate. Pollution from waste water, physical modifications to waterbodies and pollution from rural areas are the main issues preventing good status under the Water Framework Directive. Proposals which contribute to the protection and enhancement of the River Kennet and River Lambourn's overall health and improved status under the Water Framework Directive will be supported. Well-designed development will assist the conservation and enhancement of the biodiversity, landscape and recreational value of the watercourses whilst building climate resilience. Applicants must also have specific regard to policy SP10 Green Infrastructure.

Preservation of watercourses:

10.66 The Strategic Flood Risk Assessment (2021) has identified that to enable the preservation of a watercourse corridor there should be no built development within 10 metres from the top of a Main River and recommends this buffer is applied to all watercourses. The built environment refers to any man made structure and also includes formal landscaping, sports fields, footpaths, lighting and fencing and the buffer should be maintained for native biodiversity. This width of buffer allows for the enhancement of wildlife habitats, flood flow conveyance and future watercourse maintenance and/or improvement. It also ensures that the watercourse is buffered from land-based activities, reducing the levels of diffuse pollution reaching the watercourse.

Protecting and improving the quality of water environments:

10.67 Development should deliver opportunities to protect and improve the quality of the water environment, including such measures as:

- incorporating into all development proposals, green infrastructure and sustainable drainage systems (SuDS) (having regard to the West Berkshire Sustainable Drainage Systems Supplementary Planning Document 2018) in order to manage and treat surface water run off close to source and to minimise the risk from contaminants and sediment. Developments should allow sufficient shallow drainage areas if infiltration is to be used. The use of deep soakaways for infiltration (e.g. boreholes) are not a recognised SuDS solution and may be refused a permit. This is to protect groundwater quality;
- reducing the risk of discharges of surface waters to the sewerage network and of pollution, including groundwater infiltration, from treatment works, particularly within Drinking Water Safeguard Zones, Groundwater Source Protection Zones and Groundwater Vulnerability Zones and in proximity to, and downstream of, Special Areas of Conservation or Site of Special Scientific Interest;
- prioritising natural flood management over hard flood defences;
- protecting watercourses and wetland habitats along river corridors and where appropriate restore 'natural' systems, including de-culverting, restoring or re-profiling rivers and naturalising river banks;
- adopting water efficiency measures to reduce pressure from low water levels and flows;
- works to restore contaminated land where applicable;
- working with and taking opportunities identified by Catchment Partnerships and flood risk management authorities to inform development proposals.

Wastewater

10.68 Increased levels of development during the local plan period is likely to increase the discharge of treated wastewater from wastewater treatment works in West Berkshire. There is a potential for this to cause a deterioration in water quality in the receiving watercourses. Early engagement with Thames Water by developers should ensure that any development is aligned with existing capacity to serve the development or that the required upgrades to the wastewater infrastructure and sewage treatment are constructed prior to occupation of new developments. Land may need to be safeguarded to ensure that land required for water infrastructure in the future is not developed, preventing necessary upgrade.

10.69 This policy will be considered in conjunction with other policies in the LPR to ensure a comprehensive consideration of the water environment.

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Policy DM7

Water Resources and Waste Water

Development will be required to minimise water use by incorporating appropriate water efficiency and water recycling measures. A collaborative approach is encouraged between the Council, statutory agencies, water companies and site promoters/developers to promote innovation in water efficiency and re-use within and outside of dwellings and commercial buildings, including demand reduction to improve longer term water resilience. Liaison with other local authorities is expected where relevant.

Development will be required to be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to meet BREEAM water-efficiency credits. All new residential developments (including replacement dwellings) will meet the Building Regulation optional higher water efficiency standard of 110 litres per person per day, using the 'Fittings Approach' as set out in table 2.2 of the Building Regulations part G2. Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met.

New or replacement non-residential development of 1000sqm gross floor area or more will meet BREEAM 'excellent' standards for water consumption (with at least a 40% improvement in water consumption against the baseline performance of the building), unless demonstrated not to be practicable.

Both of the above apply unless it can be demonstrated that it would not be feasible on technical or viability grounds. Where subsequent national standards exceed those set out above, the new national standards will be applied.

Development proposals should satisfactorily demonstrate the following criteria:

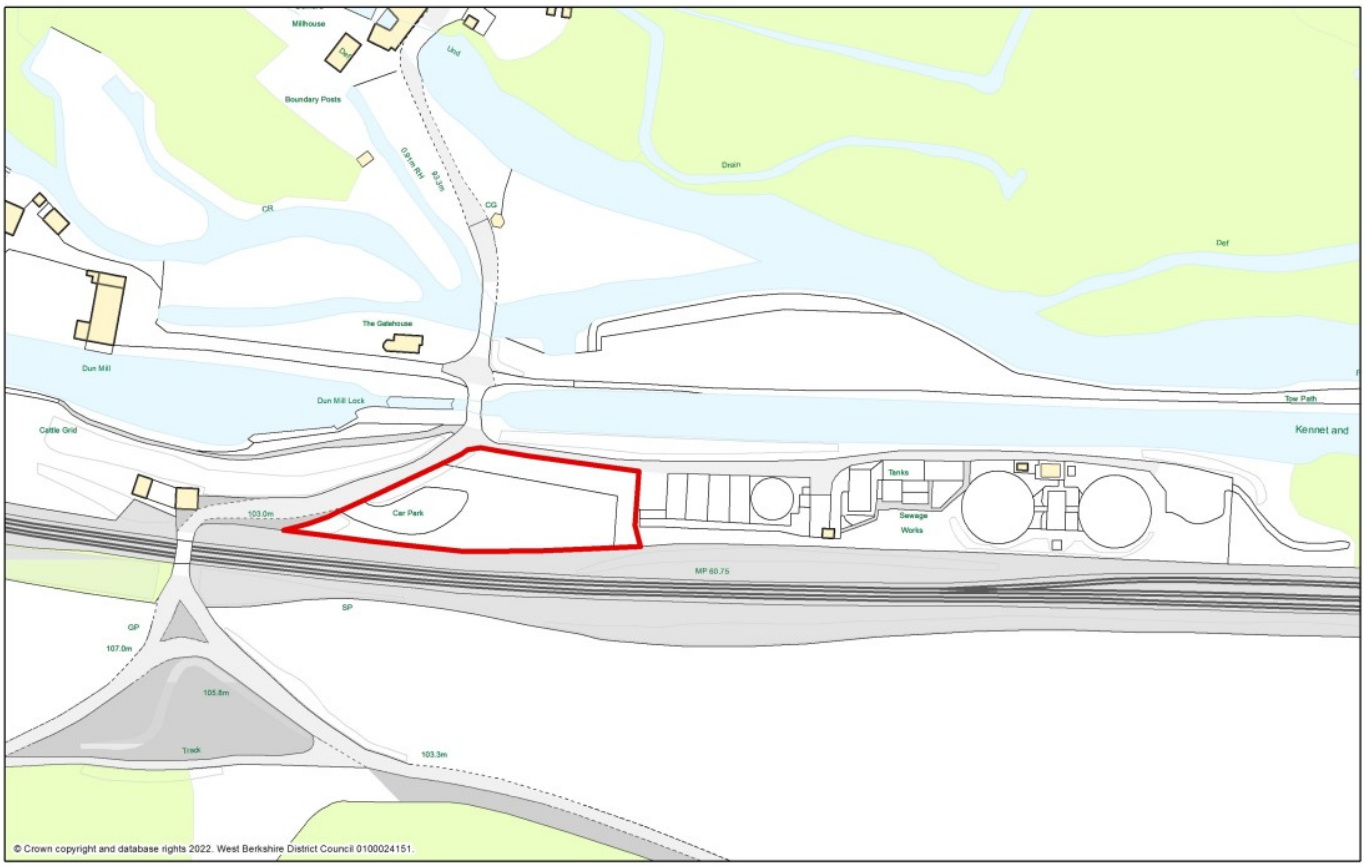
a. Efficient use of water is made through recycling measures such as rainwater harvesting and grey water recycling;
b. Foul water flows produced by the development will be drained separately from surface water run off to a suitable point of connection to a public foul sewer or, for non mains drainage proposals, where there would be no detrimental impact on the environment;
c. Suitable land and access is safeguarded for the maintenance and treatment of water resources and wastewater, flood defences and drainage infrastructure; and
d. It will not adversely impact the water quality, ecological value or drainage function of water bodies in the District, including any adverse impacts on Source Protection Zones (SPZ).

Development which would overload available facilities and create or exacerbate problems of flooding or pollution will not be permitted. Where upgrades to water supply and waste water are required and where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development. The identified need for the development or expansion of other water supply or wastewater facilities, required for existing or proposed development, is an important material consideration in the consideration of planning applications for such proposals.

The West Berkshire Phase 2 Water Cycle Study (2021) identifies that land adjacent to the Hungerford Waste Water Treatment Works (as shown on the plan below), will need to be safeguarded to enable upgrades to the Waste Water Treatment Works to serve future growth.

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Area for safeguarding at Hungerford Waste Water Sewage Treatment Works



Supporting Text

10.70 A comprehensive and integrated approach to the conservation and management of our precious water resources is needed to ensure well designed development is delivered in accessible locations in an environmentally sensitive way. West Berkshire lies within one of the driest part of the country. A growing population and number of households within the District and its primary Water Resource Zone in the Kennet Valley, alongside growth within the neighbouring Thames water resource zones will place demand pressures on the sustainable supply of water. The Thames Water Resources Management Plan (2019) sets out their understanding of population growth, drought, environmental obligations and climate change, and how it will provide a secure and sustainable supply of water to its customers over the next 80 years. The Plan includes a number of measures that are intended to reduce the amount of water needing to be put into the supply, and for the remaining sources of supply, taking measures to improve habitats and avoid environmental degradation. Thames Water predict that there will be a substantial shortfall between the amount of water available and the amount we need in the next 25 years and in the longer term if action isn't taken.

10.71 Furthermore the amount of available water will be affected by climate change through changing weather patterns and more extreme weather events such as storms, floods and drought. In taking water from rivers and aquifers, their value to the natural environment and people's enjoyment must not be compromised but improved and sustained.

10.72 Most of the water is abstracted from groundwater aquifers supported by some river extraction, notably the Rivers Kennet and Lambourn. Most is to satisfy public water supply but a significant proportion is supplied for private supply including agricultural land management, and electricity and industry. Thames Water supplies all of West Berkshire and is classified as being in a 'seriously water stressed' area in the Environment Agency Water Stressed Areas Classification 2021. All developments should implement the highest standards of water efficiency and infrastructure in order to place no additional pressure on water scarcity and quality in the river basin catchments of the Kennet and its tributaries and of the Thames and Chilterns South. Efficiency measures will also contribute to the reduction of greenhouse gas emissions including those associated with water treatment and taking pressure off wastewater treatment works.

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10.73 Contamination of land or groundwater can result from land formerly used for development or inappropriate uses and/or water management techniques. Land formerly used for industrial or waste management purposes could contain contaminants which can escape from the site and result in water pollution or pollution of nearby land. National policy reaffirms that where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner, through appropriate remediation. Groundwater Source Protection Zones (GSPZs) are protected areas of groundwater used for drinking water. There are a number of SPZs within the District. Depending on the type and location of development in proximity of the SPZs only certain types of SuDS may be appropriate and will need to be agreed with the Environment Agency.

10.74 One way in which this can be achieved is by reducing the water demand from new houses through to achieving "water neutrality" in a catchment by offsetting a new development's water demand by improving efficiency in existing buildings. The definition of 'water neutrality' adopted by the government and Environment Agency is 'For every development, total water use in the wider area after the development must be equal to or less than total water use in the wider area before development'. In essence, water neutrality is about accommodating growth in a catchment without increasing overall water demand. Water neutrality can be achieved in a number of ways:

- Reducing leakage from the water supply networks;
- Making new developments more water-efficient;
- Offsetting new demand by retrofitting homes with water-efficient devices;
- Encouraging existing commercial premises to use less water;
- Implementing metering and tariffs to encourage the wise use of water;
- Education and awareness-raising amongst individuals.

10.75 As set out in government guidance the Council has the option to set additional technical requirements in the Local Plan on exceeding the minimum standard required by the Building Regulations relating to water efficiency. There is a clear local need for the tighter requirement of 110 litres per person per day due to West Berkshire falling within an area classed as being under serious water stress by the Environment Agency Water stressed areas – 2021 classification (2021) and is supported by the Water Cycle Study Phase 2 (2021).

10.76 Early engagement with Thames Water should ensure that any development is aligned with existing capacity to serve the development or that the required upgrades to the water supply network, wastewater infrastructure, sewage treatment upgrades are constructed prior to occupation of new developments. Land may need to be safeguarded to ensure that land required for water infrastructure in the future is not developed, preventing necessary upgrade. This is supported by the West Berkshire Water Cycle Study (Phase 2) (2021) which highlights that development in areas where there is limited wastewater network capacity will increase pressure on the network, increasing the risk of a detrimental impact on existing customers, and increasing the likelihood of sewer flooding. To overcome this early engagement with Thames Water is required, and further modelling of the network may be required at the planning application stage. The Study highlights that three waste water treatment works within West Berkshire are predicted to, or already exceeding their flow permit during the plan period: Chieveley, Hungerford and Newbury. In order to allow for water and wastewater infrastructure delivery national planning guidance stipulates that phasing new development should be considered to ensure that the 'infrastructure will be in place when and where needed and provided through the timely provision of new, or the enhancement of existing necessary strategic and local infrastructure to ensure that infrastructure is in place and available prior to the occupation of all developments'. As the Water Cycle Study (Phase 2) (2021) is showing the need for upgrades it may be necessary for development to be phased in West Berkshire to allow for the delivery of this infrastructure.

10.77 This policy will be considered in conjunction with other policies in the LPR to ensure a comprehensive consideration of the water environment.

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Policy DM8

Air Quality

Development will be required to maintain, and where possible, improve air quality and reduce exposure to areas of poor air quality. Development will be supported where it does not lead to adverse effects on health or the environment either from the development itself or cumulatively.

Taking account of the end-use and nature of the area and application, the proposal should demonstrate that the development satisfies the following criteria:

a. It has no adverse effect on air quality in an Air Quality Management Area (AQMA);
b. It will not lead to the declaration of a new AQMA;
c. It will not interfere with the implementation of current Air Quality Action Plans (AQAP);
d. It is not in proximity to a source of air pollution which could present a significant risk to human health;
e. It does not expose occupiers who are particularly sensitive to air pollution, such as those in schools, health care establishments or housing for older people;
f. It is not in proximity to a source of air pollution which could present a likely significant effect/ risk on/to the qualifying features of a site designated for its wildlife habitat and species importance;
g. It will minimise the impact on air quality, both during the construction process and lifetime of the completed development; and
h. It provides opportunities to improve air quality, reduce airborne emissions, and where necessary mitigates impacts, including measures such as the provision and enhancement of green infrastructure, active travel, and other traffic and travel management.

An Air Quality Assessment (AQA) carried out in accordance with the relevant national standards and guidance will be required by the Council where development proposals meet one of the following criteria:

i. The development has the potential to impact on air quality within an AQMA, either on its own or having regard to cumulative planned developments;
ii. The development has the potential to impact on air quality where there are concerns that an air quality objective might be exceeded, either on its own or having regard to cumulative planned developments;
iii. The development involves more than 100 parking spaces outside an AQMA, or 50 parking spaces within or close to an AQMA;
iv. The development has the potential to increase heavy goods vehicle movements on a busy (greater than 10,000 Annual Average Daily Traffic (AADT) movements) or congested road near to sensitive receptors;
v. Development involving larger scale energy/heating plant with the potential to impact on sensitive receptors e.g. solid fuel plant and short term operating reserve sites; or
vi. Development introducing a new sensitive receptor within an AQMA or in close proximity to an AQMA.

A Habitats Regulations Assessment, will be required by the Council to establish whether a development could present a likely significant effect/ risk on/to the qualifying features of a site designated for its international importance for biodiversity.

Supporting Text

10.78 Air quality is the largest environmental health risk in the UK. It shortens lives and contributes to chronic illness. Health can be affected both by short-term, high-pollution episodes and by long-term exposure to lower levels of pollution *(Source: Clean Air Strategy 2019).* Air pollution has direct and indirect impacts on the natural environment, contributing to climate change and affecting habitats and species, through plant take up and nitrogen and acid deposits on the ground and water sources.

10.79 West Berkshire Council is a member of the Public Protection Partnership with Bracknell Forest and Wokingham where data and information about air quality in these parts of Berkshire is pooled and shared. The Policy Guidance: Planning for Air Quality (including Good Design and Air Quality Assessments) being prepared by the Partnership will set the requirements for the consideration of air quality in proposals for new development. National guidance has been produced by Environmental Protection UK and the Institute of Air Quality Management.

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10.80 Planning has an important influence on air quality and also, therefore, the health of humans and ecosystems. It can be used to locate development to reduce emissions overall and reduce the exposure of people to air pollution. Where necessary, appropriate mitigation measures will be required and these will vary on a case by case basis but can include simple measures designed into the scheme from the outset. The Council will utilise the Policy Guidance: Planning for Air Quality (including Good Design and Air Quality Assessments) prepared by the Public Protection Partnership to aid the assessment of applications, development proposals which incorporate good design principles to minimise emissions and impacts on air quality will be supported. Other mitigation measures may include incorporating active travel, traffic management or well-designed green infrastructure which can offer significant physical health benefits and equality via improved air quality, if planned and designed correctly, through reducing the public's exposure to pollutants. The aims of improving air quality and the natural environment in addition to reducing exposure to air pollution have been woven into the LPR to achieve sustainable development and applicants should have regard to the following policies SP5, SP7, SP10, SP11, SP19, DM3, DM4 and DM5. Proposed development allocations have been located where possible, to minimise the need to travel and promote sustainable modes of transport and the individual strategic and residential site allocation policies have regard to air quality.

10.81 The NPPF states that the planning system should contribute to and wherever possible enhance the natural and local environment. Specifically, planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for air pollutants, taking into account the presence of Air Quality Management Areas (AQMAs) and Clean Air Zones, and the cumulative impacts on air quality from individual sites in local areas.

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Policy DM9

Conservation Areas

Proposals for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, will be required to assess and clearly demonstrate how the special character, appearance and significance of the Conservation Area will be preserved or enhanced. Proposals will be determined in accordance with policy SP9 and will be sensitively designed to satisfy the following criteria:

a. To respect the overall settlement pattern and its setting as part of the wider landscape;
b. To reflect the form and layout of the area including views and vistas into and out of it and the shape and character of spaces contributing to the character of the historic environment, including historic street patterns and their setting;
c. To ensure the scale, height, form, massing, and alignment respects the historic and architectural character, including roofscapes of the area, the relationship between buildings and the spaces between them;
d. To ensure the nature and quality of materials are appropriate to the locality and complement those of the surrounding area;
e. To respect locally distinctive design details that contribute to the area's character such as traditional frontage patterns, vertical or horizontal emphasis, pattern of fenestration, window and door detailing, shopfronts, advertisements, historical or traditional street furniture, traditional surfaces, and boundary treatments;
f. To ensure buildings and streets of townscape character, trees, open spaces, walls, fences or any other features are retained where they contribute positively to the character and appearance of the area;
g. To ensure it does not generate levels of traffic, parking or other environmental problems which would harm the character, appearance or significance of the area; and
h. That the use is appropriate to and compatible with the character, appearance and historic function of the area.

Proposals for or involving demolition of existing buildings, walls or other structures which make a positive contribution to the special character or appearance or historic interest of the Conservation Area will not be permitted unless there is clear and convincing evidence that:

i. The condition of the building (provided that this is not a result of deliberate neglect) and the cost of repairing and maintaining it in relation to its significance and to the value derived from its continued use, is such that repair is not practical; or
ii. The replacement would make an equal or greater contribution to the character and appearance of the Conservation Area; or
iii. The development would generate planning benefits that outweigh the harm arising from its loss in accordance with national policy.

Where development is acceptable, a record of the current site, building or structure and its context will be required, prior to or during development or demolition, in accordance with an approved Written Scheme of Investigation.

Plans for redevelopment or re-use of an area where demolition is proposed must be agreed and a contract for redevelopment signed before the demolition is carried out.

Supporting Text

10.82 The purpose of this policy is to set out more detailed criteria for development proposals affecting Conservation Areas.

10.83 A Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Listed Building and Conservation Areas Act, 1990). Preservation in this context means not harming the interest in the Conservation Area, as opposed to keeping it utterly unchanged.

10.84 The special character and appearance of a Conservation Area can be derived from many different aspects including its physical features, spaces, landscape, views, the uses of an area, and the relationship between these elements. Other aspects of character may be more intangible perceptions of a place, such as historical or cultural associations with a place or building. Others may be relatively ephemeral or transitory, such as the smells and sounds associated with specific activities, which may occur only at certain times of the day or year.

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10.85 The NPPF clarifies that not all elements of a Conservation Area will necessarily contribute to its significance. In these cases the level of harm should be weighed against the wider benefits of the proposal including the potential to enhance or reveal further the heritage significance of the area.

10.86 Demolition is only desirable where the building or structure involved does not make a positive contribution to the area and demolition of certain buildings/structures and/or demolition of the whole or substantial part of any gate, fence, wall or other means of enclosure in a Conservation Area still requires planning consent. Information regarding the condition of the building should be based on a sound structural survey carried out by a chartered civil or structural engineer.

10.87 High standards of maintenance and repair are encouraged in Conservation Areas. In cases where disrepair is severe, the Council may consider serving a Section 215 or Urgent Works Notice requiring work to be carried out.

10.88 The Council would be supportive of proposals that would improve upon the condition of heritage assets that are identified as being at risk of being lost as a result of neglect, decay or inappropriate development, as long as it can be demonstrated that there would be no resultant harm to their setting or their significance.

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Policy DM10

Listed Buildings

Proposals for development affecting a Listed Building and/or its setting will be determined in accordance with policy SP9 and will be required to clearly demonstrate:

a. Why the proposed development and related works are desirable or necessary; and
b. How the significance of the Listed Building and/or its setting will be preserved.

Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and/or the contributions made by its setting and any curtilage listed features.

Unless justified otherwise, development will not be permitted if it would:

i. Adversely affect the character, scale, proportion, design, detailing, or materials used in the Listed Building; or
ii. Result in the loss of/or irreversible change to original features or other features of importance or interest; or
iii. Harm the setting of the Listed Building.

In particular, development should avoid directly, indirectly or cumulatively any of the following:

iv. Removal of original walls, stairs, or entrances, or subdivision of large interior spaces;
v. Removal, alteration or replacement of structural elements including walls, roof structures, beams and floors;
vi. Removal, alteration or replacement of original or historic features such as windows, doors, fireplaces and plasterwork;
vii. Repairs or alterations involving materials, techniques and detailing inappropriate to the Listed Building;
viii. The unnecessary replacement of traditional features other than with like for like, authentic or original materials and using appropriate techniques;
ix. Extensions to the principal elevation/s of the Listed Building;
x. The installation of satellite antennae, solar panels or other renewable energy features that are sited in a prominent location, either on the Listed Building, or within its curtilage; or
xi. The removal of historic boundary treatments.

Where change to a Listed Building is acceptable, provision for appropriate recording will be required in accordance with a Written Scheme of Investigation approved in writing by the Council prior to any works commencing.

Supporting Text

10.89 The purpose of this policy is to set out more detailed criteria for development proposals affecting Listed Buildings.

10.90 Buildings and structures are listed in recognition of their special architectural or historic interest and any works which affect their character require Listed Building Consent. The NPPF makes clear that substantial harm to or loss of grade II Listed Buildings should be exceptional and for grade II* and grade I Listed Buildings it should be wholly exceptional.

10.91 Within West Berkshire there are approximately 1900 Listed Buildings, varying in age, character and size. Not all are actually buildings: structures such as milestones, war memorials, gate piers and walls are included. The oldest buildings are parish churches and the castle at Donnington, whereas the most recently constructed are associated with the Cold War at Greenham Common airbase. Architectural styles vary from the vernacular (particularly using timber framing, thatch and local bricks) to the polite examples of gentry houses. West Berkshire is rich in agricultural buildings; almshouses and canal locks and bridges are also well represented in the List. The majority of properties which are listed are private dwellings.

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10.92 One of the principal aims of listing is to prevent alterations that are detrimental to the special character of the designated asset, including the interior of buildings. Listed Buildings are a finite, non-renewable resource, which in many cases are highly fragile and vulnerable to damage and destruction, as once historic fabric is removed or altered it is lost forever. It is therefore important that they are protected through the planning system. The setting of a listed building is also important and proposals that detract from the setting will be resisted. The Council will not grant consent for the demolition of a listed building other than in the most exceptional circumstances and applicants will need to demonstrate that every effort has been made to keep the building.

10.93 It is a statutory requirement for local planning authorities to have special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

10.94 The Council will seek solutions for assets at risk of loss or harm through decay, neglect or other threats. This will be pursued through proactive discussion with owners and a readiness to engage with development proposals with the potential to secure repair and continued maintenance. Where appropriate the Council may resort to the use of its statutory powers, Urgent Works or Repair Notices, to arrest decay of the asset.

10.95 Applications for development or other work affecting a Listed Building will be expected to show why the works are desirable or necessary. The development might be related to the Listed Building and curtilage itself or could be separate but still affect its setting. The applicant should therefore provide a thorough but proportionate assessment of the architectural or historic significance of the Listed Building, its features and setting in accordance with policy SP9. This will include taking a whole building approach to retrofitting energy efficiency measures in accordance with the current guidance published by Historic England. The Statement of Heritage Significance will both inform the design proposals and reach a planning decision. Information should include appropriate floor plans, elevations, sections and details (at an appropriate scale); specifications, providing information on proposed materials and detailing, and (where external work is involved) plans and elevations showing the context of the Listed Building. It should also include research into the evolution of the building as originally built and subsequently altered, with the presumption that where unfortunate/inappropriate changes have occurred, the opportunity will be taken to rectify them, in order to strengthen the building's significance.

10.96 In terms of appropriate uses for historic buildings, the best use is very often that for which they were designed. However, without appropriate uses to fund their long-term maintenance and repair, they can be at considerable risk. Whilst adaptation to a new use can pose a threat, new commercial, residential or other uses that enhance their historic character and significance are encouraged.

10.97 Conversion of non-residential Listed Buildings to residential use can often pose many challenges. For example, where there are large open internal spaces (e.g. in barns and chapels) they would need to be sub-divided to achieve residential use, and this can often destroy the character of the building. However, virtually any conversion of a Listed Building from its original use involves some loss of character. Where conversion is accepted, the types and levels of use of the building itself or its setting will be strictly controlled to minimise any loss of character. Domestication of outside areas with gardens, washing poles and new outbuildings for instance is often wholly inappropriate because it would fail to conserve and enhance the heritage asset and such domestication cannot always be controlled through planning conditions. Where proposals would fail to conserve and enhance the heritage asset an alternative scheme should be sought.

10.98 Some alterations to Listed Buildings are not classed as 'development' and may not require planning permission. However, most works to Listed Buildings, for example internal alterations and minor external works will require Listed Building Consent. Where planning permission is required for works to a Listed Building there is always a requirement to obtain Listed Building Consent as well. In these cases, both should be applied for concurrently. The impact of 'development' on features separately considered under Listed Building Consent can be a reason for refusal of planning permission.

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Policy DM11

Non-designated Heritage Assets

Proposals for development affecting buildings, monuments, sites, places, areas or landscapes identified as being non-designated heritage assets will be determined in accordance with policy SP9. Proposals should satisfy the following criteria:

a. Demonstrate a clear understanding of the significance of the asset and/or its setting, alongside an assessment of the potential impact of the proposal on that significance;
b. Be undertaken in a sympathetic manner using high quality design; and
c. Have particular regard to the following characteristics, depending on the type of asset affected:

i. Its historic character and appearance;
ii. Its scale, proportion, design, historic fabric, detailing and materials;
iii. Ensuring there is no unacceptable level of loss, damage or covering of original features;
iv. The layout, boundary features and setting of the asset, including key views into, through or out of it;
v. Ensuring development is appropriate and sympathetic to its setting in terms of height, massing, density, materials and night and day visibility;
vi. The conservation of both human-made and natural features of architectural, archaeological, artistic and historic interest within it and the requirement to record such features on the Historic Environment Record;
vii. Its biodiversity interest;
viii. Any disturbance which could harm its archaeological potential;
ix. The integrity of the landscape;
x. The cumulative impact of successive small scale changes; and
xi. The enhancement of existing public access and interpretative opportunities.

Supporting Text

10.99 The purpose of this policy is to set out more detailed criteria for development proposals affecting non-designated heritage assets.

10.100 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets or which have not yet been assessed for national designation. Designated assets only make up a small percentage of the nation's heritage; the vast majority of archaeological sites for example are not on the National Heritage List for England. However, non-designated heritage assets make an important regional and local contribution to the character and appearance of the towns, villages and specific areas within the District, and play a key role in reinforcing a sense of local identity and distinctiveness in the historic environment. The value of such assets can be due to their integral archaeological, architectural, artistic or historic interest, their significance as part of a wider group, or their role in the social or economic development of the settlement or area in which they are located.

10.101 The importance of particular sites, landscapes, buildings, structures and monuments to the communities of West Berkshire may be demonstrated by their inclusion on the West Berkshire Local List of Heritage Assets or their identification in neighbourhood plans and other area appraisals. However the absence of any particular heritage asset from the Local List does not necessarily mean that it has no heritage value, it may simply be that it is yet to be identified. Whilst the Local List is the most proactive way of identifying non-designated heritage assets, national planning guidance is clear that, when considering development proposals, the Council should establish if any potential heritage asset meets the definition of a non-designated heritage asset at an early stage in the process.

10.102 A wide variety of assets have been identified in the West Berkshire Local List of Heritage Assets with examples including:

- Pangbourne Police Station
- Several C18th/C19th cast iron water pumps located along the A4 Bath Road

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- Church and Childs Almshouses in Newtown Road, Newbury
- Wooden turnstile at entrance to The Cliffs from Church Street, Kintbury

10.103 The West Berkshire Historic Environment Record (HER) also includes hundreds of entries of heritage interest which are characteristic of the area, many of which might also be candidates for the Local List of Heritage Assets including:

- Historic farmhouses, barns, cartsheds, granaries and stables
- Farm labourers' cottages and gate lodges relating to rural estates
- 19th and early 20thcentury village schools and parish halls
- Buildings linked to important local industries such as brewing, brickmaking and smithing
- Non-conformist chapels, places of worship associated with other denominations and more modern churches as well as vicarages, manses and lych gates
- 20th century military remains such as First and Second World War pillboxes, gun emplacements, Cold War structures, evidence of peace camps and commemorative monuments
- Structures relating to transport routes such as bridges, guide posts and boundary markers
- built elements of the Kennet & Avon Canal not already on the National Heritage List for England
- Structures and earthworks found along historic routeways
- The battlefield of the Second Battle of Newbury 1644
- Landscaped parks and gardens around past or present country houses such as those at Chilton, Culverlands, Denford, Elcot, Hungerford, Midgham, Padworth, Sulhamstead House, Welford, West Woodhay, Wokefield, Woolhampton and Woolley.
- Municipal parks and areas of open space such as Victoria Park in Newbury.
- Features on registered and non-registered common land, both those relating to its use by commoners and relict monuments that have survived due to the lack of development.

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Policy DM12

Registered Parks and Gardens

Proposals for development that could affect designed landscapes identified on the 'Register of Historic Parks and Gardens of Special Historic Interest in England' (Registered Parks and Gardens) will be required to be sensitively designed and clearly demonstrate that great weight has been given to the conservation and significance of the asset and its setting in accordance with policy SP9. Particular regard will be given to the following criteria:

a. Its historic character and appearance;
b. The integrity of the landscape;
c. Prevention of the sub-division of the landscape;
d. The cumulative impact of successive small scale changes;
e. The conservation of both human-made and natural features of architectural, archaeological, artistic and historic interest within it and the requirement to record such features and deposit the evidence with the Historic Environment Record;
f. Its biodiversity interest; and
g. The setting, including key views into, through, or out of the park or garden, particularly those which are an integral part of the design.

Depending upon the size of the historic park or garden, its current condition, the level of change proposed, and the complexity of the site, the Council may require an appropriate Conservation Management Plan (CMP). The CMP should provide a comprehensive review of the history and development of the site, its current condition and use and the constraints and opportunities that will influence its management, together with a clear plan to for its holistic management over the longer term.

Supporting Text

10.104 The purpose of this policy is to set out more detailed criteria for development proposals affecting historic designed landscapes that are nationally designated as Registered Parks and Gardens. It recognises the value of these designed landscapes and aims to protect them from development that would be harmful to their character or setting.

10.105 Historic parks and gardens are a fragile and finite resource, and can easily be damaged beyond repair or lost forever. As designed landscapes they differ from other heritage assets because:

- they often cover large areas of land, sometimes in different ownerships;
- their structure is based on a range of both natural and human-made features of historic significance such as lodges and gates, walls, hedges, walks and drives, parkland, ha-has, pleasure grounds, formal and informal planting, woodland and agricultural land, kitchen gardens, water features and garden buildings and ornaments. Some of these features may also be protected in their own right as listed buildings, scheduled monuments or through Tree Preservation Orders;
- they can have high biodiversity value; and
- each park or garden is a reflection of its location and due to natural growth or deliberate alteration, is a dynamic entity that changes over time.

10.106 Applications within or adjoining historic parks and gardens will therefore be expected to protect the special features, historic interest and setting of the designed landscape.

10.107 Historic England compiles a Register of Parks and Gardens of Special Historic Interest in England (National Heritage Act 1983) which forms part of the National Heritage List for England. The main purpose of the register is to identify historic parks and gardens that are of importance, in the national context, to England's cultural heritage, and to encourage their appreciation, maintenance and enhancement. In 2020 there are currently twelve Registered Parks and Gardens of Special Historic Interest that fall completely within West Berkshire, three at Grade II* and nine at Grade II. There are also two in Wiltshire and Oxfordshire that have elements which cross the county boundaries. Several such as Aldermaston Court and Hamstead Marshall evolved from medieval deer parks; many were created as designed landscapes around country houses, particularly in the 18th and 19thcenturies. Basildon Park and Purley Hall are examples of these. The avenues and compartments of the formal garden around Inkpen House survive; at Shaw House there is a raised garden walk and planting that may date back to the 1600s. West Berkshire's position

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on the coaching route between London and Bath played a part in the creation of some estates. Benham Park and Sandleford Priory were landscaped by Capability Brown and one garden at Folly Farm was created in the early 20th century by garden designer Gertrude Jekyll.

10.108 Inclusion on the register does not provide statutory protection, nor does it imply any additional powers to control development. However, the historic interest of a park or garden is a material planning consideration when determining planning applications within or adjoining registered parks and gardens. The NPPF makes clear that substantial harm to or loss of grade II Registered Parks and Gardens should be exceptional and for grade II* and grade I Registered Parks and Gardens it should be wholly exceptional.

10.109 There are also historic parks and gardens of more local interest, which, whilst not on the register, are of sufficient quality to warrant their protection when considering development proposals. As non-designated heritage assets these will therefore be considered under policy DM11.

10.110 The policy emphasises that a holistic approach will be taken to understanding the potential impact of development proposals on the setting of Registered Parks and Gardens. Historic designed landscapes have their own qualities and cultural attributes which set them apart from other open or amenity spaces and consideration of their setting is important. Whilst they themselves often provide the setting for a large number of historic buildings, the actual setting of the designed landscapes can often include land, topographic features or structures that extend some distance from the park or garden. Views in and out of designed landscapes were important features particularly in the 17th and 18th century for instance. In many instances there is an overlap with Conservation Areas. Parks often contain archaeological earthworks and cropmarks, either relating to earlier use of the designed landscape, such as mottes and park pales, or as unrelated features that have survived within the uncultivated land. The parks that include historic churches like Wasing and Englefield are also likely to have once contained villages that were shifted during emparkment to outside the boundaries. Donnington Grove encompasses the listed 14th century Donnington Castle and its surrounding scheduled Civil War star fort as well as part of the non-designated site of the Second Battle of Newbury 1644.

10.111 The policy makes clear that for some proposals the Council may require a Conservation Management Plan (CMP). CMPs are valuable tools for developing informed long term management strategies for historic designed landscapes which help prevent inappropriate ad hoc changes that may be detrimental to the historic character of the park or garden.

10.112 The Council will consult Historic England on applications for development likely to affect a Grade I or II* Registered Park and Garden. The Gardens Trust (formerly known as The Garden History Society) is the statutory consultee for all applications for planning permission likely to affect any park or garden on the Register; The Berkshire Gardens Trust as the local county organisation will also be consulted.

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Policy DM13

Registered Battlefields

Proposals for development that could affect the Registered Battlefield(s) in Newbury will be required to be sensitively designed and clearly demonstrate that great weight has been given to the conservation and significance of the asset and its setting in accordance with policy SP9. Particular regard will be given to the following criteria:

a. Its historic open character and appearance;
b. The topographical integrity of the landscape;
c. Any disturbance which could harm its archaeological potential;
d. The prevention of the sub-division of the landscape;
e. The cumulative impact of successive small scale changes;
f. The conservation of both human-made and natural features of archaeological and historic interest within it and the requirement to record such features and deposit the evidence with the Historic Environment Record;
g. Minimising the impacts from development in its rural setting and along the urban edge of Newbury by ensuring the design is appropriate and sympathetic to its setting in terms of height, massing, density, materials and night and day visibility;
h. The provision of new landscape planting where appropriate to maintain and enhance the level of screening/filtering of built development especially on the urban edge of Newbury from views within and surrounding the Registered Battlefield; and
i. The enhancement of existing public access and interpretative opportunities.

Proposals for development in previously undisturbed areas within the Registered Battlefield and its setting should be subject to appropriate archaeological assessment.

Supporting Text

10.113 The purpose of this policy is to set out more detailed criteria for development proposals affecting Registered Battlefields.

10.114 Since 1995 Historic England has compiled a Register of Historic Battlefields, designated because of their special historic interest; they are designated heritage assets of the highest significance. Inclusion on the Register does not provide statutory protection, however, the historic and archaeological interest of a battlefield is a material planning consideration when determining planning applications within or adjoining Registered Battlefields. Furthermore the NPPF makes it clear that substantial harm to or loss to Registered Battlefields should be wholly exceptional.

10.115 To be included on the Register, sites must be securely established and still recognisable today. In 2020 there is one Registered Battlefield in West Berkshire, the First Battle of Newbury in 1643. It is a unique heritage asset in West Berkshire. It has been affected by past development and it is reasonable to expect that these development pressures will continue due to its close proximity to the built edge of Newbury and the significant amount of potential development land in its setting.

10.116 The First Battle of Newbury is important because it represented probably the best chance Charles I ever had of winning the Civil War. The battle was fought south of the River Kennet over terrain which rises gradually to a narrow plateau a mile long before falling away again towards the River Enborne. The battlefield area boundary defines the outer reasonable limit of the battle and has been drawn so that it is easily appreciated on the ground. Despite the removal of boundaries of many small fields on land to the north of the battlefield area, there is still topographic integrity to Newbury 1643, which allows the landscape context to be understood. The site also forms valuable open space to the west of Newbury.

10.117 Newbury was also the site of a second Civil War conflict in 1644, to the north of the town, the Second Battle of Newbury. This was also a significant engagement where Parliamentarian failure to triumph led to the creation of the New Model Army. Much more of this battlefield has been urbanised and is not a designated heritage asset. It is however listed in the Appendix of the Register of Historic Battlefields and it still contains areas of open space that allow for a degree of understanding of the battle's terrain. As a non-designated heritage asset the site of the Second Battle of Newbury 1644 will therefore be considered under policy DM11.

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10.118 Newbury is unique in being the location of two Civil War battles, and for both sites there is the potential for interpretation and presentation. Furthermore, the archaeological potential of both battlefields has not been fully explored. The application of methodical survey techniques executed to professional standards offers the potential for major advances in the understanding of battle sites. It is likely however that past episodes of unsystematic and poorly recorded metal-detecting may have removed some evidence over the areas of conflict at Newbury. The creation of local Finds Liaison Officers under the Portable Antiquities Scheme has done much to improve the reporting of archaeological discoveries, and opportunities should be taken to advance understanding of the battles in a sustainable way. Despite the armies' losses, there are very few known contemporary graves.

10.119 The Council will consult Historic England on applications for development likely to affect a Registered Battlefield. Consideration will also be given to consulting the Battlefields Trust.

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Policy DM14

Assets of Archaeological Importance

Proposals for development affecting heritage assets of archaeological interest and their settings will be determined in accordance with policy SP9 and will be expected to clearly demonstrate:

a. Why the proposed development and related works are desirable or necessary; and
b. How the significance of the assets will be preserved

Development may not be permitted if applicants fail to provide adequate or accurate detailed information to show the impact on the nature, extent and significance of the assets. For known assets of archaeological interest, or on land where there is archaeological potential, an appropriate archaeological desk-based assessment will be required which should allow informed decisions to be made about options for mitigating or offsetting that impact.

Where appropriate, pre-determination field evaluation may be necessary as a further stage. This is a limited programme of fieldwork to determine the presence or absence of archaeological features, artefacts or ecofacts and their research potential, and to define their character, extent, quality and preservation to enable assessment of significance.

Archaeological evaluation may include:

i. Non-destructive methods such as geophysical survey, earthwork survey, building survey;
ii. Intrusive methods of varying destructive potential such as augering, test pits, trial trenches and fieldwalking; and
iii. In the case of buildings, physical intervention such as the removal of modern materials to reveal older fabric.

Proposals will be permitted where the proposal accords with other relevant policies and includes:

- Provision to preserve the archaeological remains in situ, by sensitive layout and design. This is the preferred outcome for archaeological assets of the highest significance (Scheduled Monuments and those non-designated assets of equivalent significance); and/or
- Provision for the investigation and recording of any archaeological remains that cannot or are not required to be preserved, including at least the deposition of evidence with the West Berkshire Historic Environment Record and any archaeological archive with the appropriate depository, in accordance with a detailed Written Scheme of Investigation approved before the start of development.

Supporting Text

10.120 The purpose of this policy is to set out more detailed criteria for development proposals affecting Assets of Archaeological Interest.

10.121 There will be archaeological interest in a heritage asset, whether it is a building, monument, site, place, area of landscape, if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

10.122 The survival into the present day of any given archaeological material depends on many factors. Below ground conditions are not always conducive to site formation, and natural processes or later human activity can erode or destroy archaeological evidence whether buried or upstanding. Heritage assets of archaeological interest can therefore be fragile and fragmentary. They form a finite resource which is irreplaceable.

10.123 The potential knowledge which may be unlocked by investigation of archaeological assets may be harmed even by minor disturbance, because the context in which evidence is found is crucial to furthering understanding. It is therefore generally desirable for archaeological assets to be preserved in situ.

10.124 Archaeological sites, monuments and buildings vary in type, scale and character as well as state of preservation, and they may be of national, regional or local significance and designated or non-designated. Only a very small percentage of archaeological sites are designated in any way, and many await discovery.

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10.125 The Ancient Monuments and Archaeological Areas Act 1979 provides specific protection for archaeological monuments of national interest, including the maintaining of a Schedule of Monuments. The NPPF makes it clear that Scheduled Monuments are heritage assets of the highest significance and that substantial harm to or loss of them should be wholly exceptional. However, scheduling is discretionary, and non-designated heritage assets of archaeological interest may be demonstrably of equivalent significance to Scheduled Monuments, either because they have yet to be formally assessed, or because discretion has been exercised not to designate them. A third category of nationally important archaeological assets is those types of site which are not eligible for scheduling because their physical nature falls outside the scope of the Ancient Monuments and Archaeological Areas Act 1979. These non-designated heritage assets of archaeological interest of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

10.126 Prior written permission for works to a Scheduled Monument is required and undertaking works without consent is a criminal offence. Scheduled Monument Consent is administered by Historic England. An application for planning permission may also be necessary for work affecting a Scheduled Monument which constitutes ‘development’, and there is a requirement to consult Historic England for development likely to affect the site of a Scheduled Monument.

10.127 Where the partial or total loss of an archaeological asset is to be permitted due to public benefit, developers will be required to commission recording to offset this loss, generally through a programme of archaeological work or building recording, specified through an approved Written Scheme of Investigation. Archaeological excavation is controlled intrusive fieldwork which examines, records and interprets archaeological features, structures and deposits; artefacts are retrieved and environmental samples are collected where appropriate. As the archaeological site is removed through the process, it is essential that important evidence is not thoughtlessly destroyed. Those carrying out the work should seek to answer questions within a current research framework and to advance understanding. The records made and objects gathered form the archaeological archive should be studied in order to compile a report, and this evidence should be made publicly accessible. The explicit purpose of development-led archaeological work therefore is to make useful contributions to knowledge, for public benefit.

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Policy DM15

Trees, Woodland and Hedgerows

Development which conserves and enhances trees, woodland and hedgerows will be supported.

Development proposals should be accompanied by an appropriate Arboricultural Survey, Arboricultural Impact Assessment and/or an Arboricultural Method Statement. Proposals will be expected to clearly demonstrate that wherever possible existing trees, woodland and hedgerows have been incorporated into the design and layout of a scheme from the outset. Where this cannot be achieved the onus is on the applicant to justify the loss of trees and/or other features as part of the proposals.

Development affecting trees protected by a Tree Preservation Order (TPO) must be justified and the impact of the proposal will be assessed on the amenity of the area. Where these and other protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.

Ancient woodland, ancient and veteran trees and ancient hedgerows are irreplaceable habitats. Development resulting in their loss or deterioration will be considered in accordance with policy SP11. The scale and quality of the compensation measures required will be commensurate to the loss or deterioration of the irreplaceable habitat.

Development proposals which could potentially result in the loss of ancient wood pasture; or trees, woodlands and hedgerows located within historic parks and gardens will be considered in accordance with policy DM12, for those within Registered Parks and Gardens, or policy DM11 for those forming part of non-designated heritage assets.

Where loss or damage of non-protected trees, woodland or hedgerows is unavoidable, appropriate replacement or compensation planting including appropriate measures to secure their long term maintenance will be required.

Development proposals will provide appropriate protection for retained trees, woodland and hedgerows in advance of any work on site to prevent damage to root systems and to take account of future sustainable growth.

Where appropriate, suitable opportunities should be identified and incorporated for the restoration and planting of new trees, woodland and hedgerows. New planting should:

a. Be suitable for the site conditions;
b. Use appropriate tree pit sizes and soil volumes;
c. Use native species wherever appropriate;
d. Be informed by and contribute to local character; and
e. Enhance or create new habitat linkages.

To ensure the sustainable growth of restored or newly planted trees, development will be required to include appropriate measures to secure their long term maintenance.

Supporting text

10.128 The purpose of this policy is to ensure the management, including conservation and enhancement, of existing trees, woodland and hedgerows, and to ensure that opportunities for restoration and new planting are realised where appropriate. Development proposals will be considered in accordance with the latest guidance in British Standard BS5837 'Trees in relation to demolition, design and development'.

10.129 This policy does not prevent the appropriate management of trees, woodlands and hedgerow or removal of trees and hedges that are not in character with their locality particularly if they are a non-native species of flora. For new planting the use of UK and Ireland sourced and grown tree stock is encouraged.

10.130 West Berkshire's trees, woodland and hedgerows are valued visual and ecological assets in our towns, villages and countryside, adding local character and distinctiveness to the landscape, streets, parks, gardens, public rights of way and other open spaces. They have an inherent biodiversity value and can help integrate new development into the landscape, its character, and environment. They are important components of the historic environment as

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planted or managed flora, and often historically important as indications of past land use and ownerships. They assist in mitigating for the effects of climate change, increase the tree canopy cover in the district and make both public and private areas within a development more attractive, enjoyable and healthy places to be.

10.131 The protection of existing trees, woodland and hedgerows and the addition of new planting contributes greatly to conserving and enhancing the local character of an area. Boundary treatments are particularly important and the character of an area can easily be lost if front gardens or boundary hedgerows are removed. There is evidence in both rural and urban areas of the district of long established boundary hedgerows being ripped out and replaced by close boarded fencing or walls. A proportion of these result in retrospective applications to retain fences or walls in excess of 1 metre next to highways. Where planning applications are required to propose new boundary treatments or retrospective applications are required to regularise works already undertaken and it is clear that an established hedgerow will or has been removed, the Council will require sufficient space to be left to allow for the retention of an existing hedge or planting of a new one to replace the one that has been removed.

10.132 The retention of existing trees and hedgerows within new gardens adds a sense of establishment and maturity to any new development. New planting can also add value, with the use of dwarfing rootstocks a way of accommodating trees in smaller gardens.

10.133 In the public realm, street trees and appropriate planting can help soften the streetscape and ensure it is not dominated by hard surfaces and parked cars. Structural landscaping is encouraged in publicly managed areas. The specification and choice of design, materials and planting should take account of the pressures placed upon the public realm through the movement of both people and vehicles.

10.134 Individual trees, groups and lines of trees and woodlands important to the character of Conservation Areas, to their setting and to the approaches to Conservation Areas should be retained and appropriately managed.

10.135 Protected trees includes trees protected by a Tree Preservation Order (whether that be an individual tree, a group of individual trees or a woodland) or those located within a Conservation Area. They also include those hedgerows meeting the criteria of “important hedgerow” in the Hedgerow Regulations 1997 (as amended).

10.136 Ancient woodland and ancient and veteran trees are identified as irreplaceable in the NPPF. Ancient woodland is the most extensive habitat remaining in West Berkshire. It also has a high archaeological value as a type of land use as it often contains much older features such as prehistoric field systems and barrows and also evidence of management such as sawpits and charcoal burning. Ancient semi-natural woodland currently covers 2894 hectares. There are a further 1164 hectares of plantation on ancient woodland sites which could potentially be restored. Ancient woodlands and veteran trees once lost cannot be recreated, their unique character, high archaeological value and valuable biodiversity resource will be safeguarded and not allowed to be lost or lose condition.

10.137 Development should buffer any ancient woodland, ancient and veteran trees and ancient hedgerows it affects by providing sufficient space to afford surrounding protection and allow for future growth and expansion where possible. Development near ancient woodland will be treated in accordance with the most up to date joint Natural England and Forestry Commission Standing Advice. This currently advises that development proposals should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage. For ancient and veteran trees the buffer zone should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5 metres from the edge of the tree’s canopy if that area is larger than 15 times the tree’s diameter. Precise buffers would need to be determined through detailed assessment and design when proposals are submitted for development. The Council will adopt a precautionary approach as to what would be considered appropriate in order to ensure that any buffer fulfils the specific requirements of its location and the type of development proposed.

10.138 It is important that a buffer zone consists of semi-natural habitats such as woodland and/or a mix of scrub, grassland, heathland and wetland. Development proposals, including gardens would not be appropriate. Sustainable drainage schemes would only be considered acceptable if they did not affect root protection areas and any changes to the water table did not negatively affect ancient woodland or ancient and veteran trees. The Woodland Trust [(49)]highlights the importance of protecting and enhancing natural habitats around ancient woodland in order to help reverse the historic fragmentation of this irreplaceable habitat and to improve ecological connectivity with the surrounding landscape.

49 planners-manual-for-ancient-woodland.pdf (woodlandtrust.org.uk)

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10.139 Ancient woodland is greatly at risk from ammonia pollution and so all ammonia-emitting developments, such as intensive livestock units, which fall within 5 kilometres of an ancient woodland site will require an additional assessment to include a detailed Ancient Woodland Nitrogen Impact Assessment of the ancient woodland(s) of concern. This will need to demonstrate that there will be no deterioration as a result of the contributions from the development.

10.140 Within the district there are historic ancient wood pastures and historic parkland, both of which are also irreplaceable habitats. These form important elements of West Berkshire's heritage and it is essential their significance is taken into account in development proposals.

10.141 The Council needs to better understand what proportion of the district has tree canopy cover and the extent of the functions this cover provides. A canopy cover assessment will be undertaken for West Berkshire. This will provide the basis for setting targets for canopy cover within the district, supporting both this policy and policy SP10, in the consideration of future development proposals.

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11 Development Management Policies: Delivering Housing

Policy DM16

First Homes Exception Sites

First Homes exception sites, suitable for first-time buyers which offer affordable housing, will be supported adjacent to existing settlements with a settlement boundary in the spatial areas of Newbury/Thatcham and the Eastern Area subject to satisfying the following criteria:

a. The site is proportionate in size to the scale of the adjacent existing settlement;
b. Development is not located within and does not compromise the natural beauty or specific qualities of the National Landscape or other assets of particular importance;[50]
c. Any development of market homes included on the site is small in proportion to the total number of dwellings and is essential to enable grant funding of the First Homes on the site;
d. Dwellings delivered will be subject to restrictions that limit occupation to those in affordable housing need, with those in a designated rural area [51] subject to additional restrictions that afford priority to households with a local connection; and
e. The mix of dwellings provided reflects the local housing needs of first-time buyers and/or renters, subject to consideration of site character, context and development viability.

It is expected that First Homes exception schemes will deliver 100% affordable housing. In some cases, a proportion of market housing may be acceptable where this enables the closing of a funding gap for the delivery of affordable housing within the scheme. The market homes should be integrated with the affordable homes to form a single scheme. Where market housing is being used to financially support a First Homes exception scheme, the following evidence is needed:

i. A financial appraisal demonstrating the viability of the scheme and the financial relationship between open market and affordable housing;
ii. The measures being taken to ensure the use of affordable housing is to meet local needs in perpetuity; and
iii. The relationship of open market housing to meeting local need, in terms of location, design, visual character, and type of accommodation.

Supporting Text

11.1 The Written Ministerial Statement on First Homes includes a provision to support the development of First Homes exception sites suitable for first time buyers unless the need for such homes is already being addressed within the Council's area. Evidence identifies a high level of need for affordable housing, and development viability constrains the level of delivery that can be achieved through development sites. The Council does not, therefore, consider that there is justification for constraining support for entry-level exception sites on the basis that the need for such homes will already be met in the District.

11.2 The Written Ministerial Statement is clear that First Homes exception sites should not be located within or compromise the protections accorded to areas or assets of particular importance as set out in the NPPF, including Areas of Outstanding Natural Beauty. Policy DM17 sets out the policy for exception sites in rural areas.

11.3 The Written Ministerial Statement allows local authorities to set local connection criteria. Local authorities are also allowed to permit a small proportion of market homes on these sites where this is essential to enable grant funding of the First Homes on the site.

50 As defined by the NPPF footnote 6
51 The North Wessex Downs National Landscape and areas designated as 'rural' under Section 157 of the Housing Act 1985

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Policy DM17

Rural Exception Housing

Small scale rural exception housing schemes will be supported adjacent to rural settlements to meet a local housing need. Such schemes will be expected to be in response to a need identified through a local needs survey for a parish or group of parishes. The affordable housing within the scheme will be required to remain affordable in perpetuity.

It is expected that rural exception housing schemes will deliver 100% affordable housing. In some cases, a proportion of market housing may be acceptable where this enables the closing of a funding gap for the delivery of the affordable housing within the scheme. The market homes should be integrated with the affordable homes to form a single scheme. Where market housing is being used to financially support a rural exception housing scheme, the following detailed evidence is required:

a. A financial appraisal demonstrating the viability of the scheme and the financial relationship between open market and affordable housing;
b. The measures being taken to ensure the use of the affordable housing is to meet local needs in perpetuity; and
c. The relationship of open market housing to meeting local need, in terms of location, design, visual character, and type of accommodation.

Supporting Text

11.4 The rural exception housing policy relates to the provision of small scale sites to meet an identified local housing need associated with rural communities. There has to be a very strong case for allowing such development anywhere in the rural area, both inside and outside the National Landscape. The provision for other types of affordable housing is focused in the main urban areas alongside general housing development. Rural exception housing will not, therefore, be permitted in the countryside adjacent to urban areas.

11.5 Rural exception housing is allowed for within the terms of the NPPF as an exception to policy. The schemes are intended to be small in scale and meet an identified need established in a parish housing needs study for affordable housing for a settlement or parish (or group of villages) to which the proposal relates. Local need is restricted to meeting the needs of households that have a connection with the area in accordance with the Council's Housing Allocations Policy and are unable to access housing without publicly funded financial assistance.

11.6 The Council encourages parish councils to have an up-to-date Housing Needs Survey. Rural exception housing is subject to all the normal planning considerations. In addition, schemes should be well related to the existing settlement and care should be taken to ensure they do not result in isolated development in the countryside because of the impact on the landscape character of the area and access for occupants to public transport, education and other essential facilities including for example, access to foul drainage infrastructure.

Supporting Evidence - Local Housing Needs Survey

11.7 Housing being brought forward on the basis of overriding local need must be accompanied by a statement setting out the evidence both of the need and to justify a particular location. The evidence must be sufficient to demonstrate that a genuine need exists, how the proposed development intends to meet that need and that all suitable alternative sites in the same locality have been considered that might have less impact and/or be more sustainable. The development must be designed and developed as a comprehensive scheme.

11.8 National planning guidance states that a rural exception site may include an element of open market housing to help with funding the scheme. However, this must be clearly justified. If a rural exception scheme requires an element of market housing, there is a presumption that the development will have the least amount of open market housing required to help finance the scheme. The number of market houses will depend on the individual circumstances and be assessed on a site by site basis. If open market housing dominates the housing mix, then the scheme no longer qualifies as rural exception housing and will be contrary to policy. The proportion of market houses should be small in relation to the overall number of housing units proposed on the rural exception site. The Council will require open book accounting as part of any approval.

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11.9 Community-led organisations may be suitable as a means of delivering affordable housing on rural exception sites.

Supporting Evidence – Viability

11.10 The Council will require a detailed submission setting out why any open market housing element is necessary, how the scale of market housing proposed supports the funding of the rural exception housing and why alternative funding mechanisms have not been used, including Parish receipts from Community Infrastructure Levy (CIL) payments. The overriding consideration is the exceptional need for local affordable housing and it must be shown that the scheme provides housing for local households in perpetuity.

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Policy DM18

Self and Custom-build Housing

The Council is supportive in principle of schemes which will provide a diverse mix of housing and cater for new and emerging housing models and innovative products, including self-build and custom-build products.

Applications for self and custom-build developments will need to demonstrate high-quality design and be sensitive to the characteristics of the local area.

Where appropriate, the Council will work with developers, registered providers, landowners and relevant individuals or groups to address identified local requirements for self and custom-build homes as identified in the West Berkshire self and custom-build register.

Supporting text

11.11 The NPPF states that the type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies with due regard for people wishing to commission or build their own homes. Self and custom housebuilding is a key element of the government's agenda to increase supply of new housing and legislation has been introduced to support this initiative including:

- The Self-build and Custom Housebuilding Act (March 2015)
- The Self-build and Custom Housebuilding (Register) Regulations 2016 (Commenced 1st April 2016)
- Housing and Planning Act 2016
- West Berkshire's self-build register

11.12 Local planning authorities should therefore plan for the need of different groups including self and custom build homes. West Berkshire Council maintains a register of individuals and associations of individuals who have expressed an interest in self- and custom-build homes.

11.13 To support self-build and custom-build housing, the Council will work with partners to establish how serviced plots may be effectively provided to meet the demand. There is no requirement for plots to be made available at below market value but they should be reasonably priced reflecting prevailing market values for such plots. Reference should also be had to advice from the National Custom and Self Build Association and developing best practice.

Supporting Evidence

11.14 The Council maintains a register of individuals who have expressed an interest in self- and custom-build homes. Due to privacy reasons it would not be appropriate to publish this list in support of the Local Plan as it contains personal information. The register is updated regularly. There are no restrictions upon the number of local authority self-and custom build registers that an individual or association may apply to be included on. Nor are there any restrictions around whether an individual or organisation has a local connection to West Berkshire.

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Policy DM19

Specialised Housing

The provision of new specialist forms of housing designed to meet the needs of those with identified support or care needs will be supported where:

a. Housing meets a proven locally identified need in the District for the specific housing product being proposed; and
b. The location is appropriate, in terms of design, layout, and accessibility of facilities, services and public transport, subject to other policies in the Plan being satisfied.

Planning permission for extensions or alterations to existing specialised housing will also be supported where:

c. The activities and/or operations associated with the development do not cause unacceptable harm to the amenity of neighbours, through increased noise and disturbance or obtrusive light; and
d. Due regard is given to the design of the development, taking into account the needs of the end users, particularly with regard to on site accessible outdoor spaces and provision of a satisfactory outlook for all residents.

Proposals for new specialised housing or extensions to existing accommodation, should demonstrate appropriate and evidence-based provision for:

i. On-site car and cycle parking; and
ii. The storage of mobility scooters and/or wheelchairs

Specialist accommodation development will be sought as an integral part of the mix from the strategic housing allocations at Sandleford Park and North East Thatcham.

Affordable housing contribution will be required in accordance with the requirements of policy SP16: Affordable Housing, depending upon whether the accommodation falls within Use Class C2 (residential institutions) or C3 (dwelling house) of the Use Classes Order.

Supporting text

11.15 The NPPF indicates that local planning authorities should plan for the needs of different groups in the community including older people and disabled people. There is no single model of housing that is right for everybody. Although many people will live in conventional housing all their lives, specialist accommodation will be required for some to enable access to some form of support or care. This policy sets out how the Council will consider the provision of new specialised housing and extensions to existing accommodation for those with support or care needs.

11.16 Housing for the elderly and people with disabilities can be provided through adapted market housing, assisted living housing or extra care housing. Extra care housing allows independent living but offers a higher level of support than sheltered housing, with care workers available on site up to 24 hours a day but may not offer as much care as a care home or nursing home where residents have their own rooms but not their own front door. Care homes offer accommodation with personal care and nursing homes also provide around-the-clock care on site from qualified nurses. These types of housing provision all have specialised products which sit within them, with products often spanning more than one category; for example, they may also provide dementia care and/or care for those with learning or physical disabilities.

11.17 Housing for older people covers a wide range of needs, from sheltered housing (where residents live mainly independent lives whilst sharing some communal facilities) through to extra care housing and care homes, where a level of personal health care is typically provided. Proposals for specialist housing will be considered on their own merits having regard to whether the proposal falls within Class C2 or Class C3 of the of the Use Classes Order. This will depend upon factors such as the level of personal care offered; the type of accommodation and level of communal space and facilities. Pre-application advice should be sought if clarification is needed as to whether a development is likely to constitute a specialist care housing provision.

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11.18 The need for specialist housing for older people in the District is estimated to be around 1,710 units over the 2021-39 period (95 per annum) (West Berkshire Local Housing Needs Assessment (LHNA), 2012, Table 5.8). The LHNA recognises that extra care schemes have higher delivery costs as a result of the higher accessibility standards and the level of facilities and services/support required so may not be appropriate in every location.

11.19 This Plan contributes through a proposed new extra care scheme allocation at Stoneham's Farm, Long Lane, Tilehurst. New schemes often emerge on previously unidentified redevelopment sites and can also be appropriately located as part of larger general purpose residential schemes such as Sandleford Park and North East Thatcham. The Council will support the delivery of specialist care housing as part of the mix on the strategic housing allocations in the Local Plan and from other large housing sites where feasible. On the other large sites, however, need will be negotiated on a site by site basis as opportunities arise. Provision will also be encouraged on suitably located windfall sites. The provision of dwellings suitable for older people in the villages is also important, as many villages can have even higher numbers of older people. Neighbourhood plans are well placed to identify local need and include provision in neighbourhood plan policies.

11.20 The location of the proposed specialist housing must be appropriate having regard to access to facilities, services and public transport.

11.21 Outdoor spaces must be accessible for all users of the development. Residents should be able to enjoy a reasonable outlook from their individual rooms.

11.22 Assisted living and extra care housing can have specific impacts from noise from centralised kitchen facilities, mechanical and electrical systems and higher levels of outdoor lighting. Where development is proposed for new extra care dwellings, extensions or re-development of existing facilities, planning applications must be accompanied by robust and appropriate evidence of how the proposals may affect neighbouring occupiers. This will enable the Council to assess whether there is a likely to be a likely negative effect as a result of the development in line with any amenity and pollution policies.

11.23 The requirement of policy SP15 for all new homes to be built to the accessible and adaptable dwellings (Part M4(2)) of the Building Regulations standard would also address issues such as getting in and out of dwellings and getting around within them. This will provide the opportunity for older people to live in their own homes for longer, by providing the necessary flexibility needed to adapt their homes and/or for extra care to be provided in their own home.

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Policy DM20

Gypsies, Travellers and Travelling Showpeople

The Council will meet the identified permanent and transit need for Gypsies, Travellers and Travelling Showpeople by allocating land for pitches and/or plots.

Existing authorised sites for Gypsy and Travellers and Travelling Showpeople will be safeguarded for use by Gypsy and Travellers and Travelling Showpeople, unless acceptable replacement accommodation/pitches/plots can be provided. This is to ensure that there remains a good supply of pitches and plots in the District.

Permanent Gypsy and Traveller sites and sites for Travelling Showpeople will be developed:

a. On sites allocated in policies RSA28 and RSA29;
b. As expansions to existing authorised Gypsy and Traveller and Travelling Showpeople sites, unless in conflict with criterion d;
c. On sites located in, or well related to, existing settlements; or
d. When in rural settings, ensuring the scale of the site(s) do not dominate the nearest settled community, whether singly or cumulatively with any other Gypsy and Traveller, and Travelling Showpeople sites. Isolated locations in the countryside should be avoided.

Where possible sites will be on previously developed land. The Council will seek compatibility of use with that of the surrounding land use and promote 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.

Proposals for development should satisfy the following criteria:

i. Site planning will be landscape-led and development will be in accordance with policies SP7 and SP8;
ii. Ensure each pitch can accommodate space for a mobile home and touring caravan, parking, and if to be provided, a day room/amenity building. Provision will be made for play and residential amenity space. A layout plan shall be submitted with a planning application to demonstrate how the site and each pitch is laid out;
iii. Provide safe access with appropriate turning space(s);
iv. The development would not generate traffic of a type or amount that would result in substantial harm to local roads, and/or would require improvements that would adversely affect the character and nature of such roads. A Transport Assessment or Transport Statement should accompany a planning application, which would also detail appropriate mitigation;
v. The site has easy access to local services including public transport, shops, schools and health services;
vi. Measures to improve accessibility by, and encourage use of, non-car transport modes including internal walking routes linked to any existing Public Rights of Way network are provided. These measures should be set out in a Travel Plan for the site;
vii. Development avoids areas of high flood risk and if required provide a Flood Risk Assessment, in accordance with policy SP6:
viii. It is demonstrated that surface water will be managed in a sustainable manner through the implementation of Sustainable Urban Drainage Methods (SuDS), in accordance with policy SP6;
ix. Adequate and appropriate infrastructure is provided for the supply of electricity and water, facilities for drainage and waste disposal;
x. Development will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and or species are not adversely affected; and
xi. Development will not harm the value of any heritage assets and their setting and proposals will be in accordance with policy SP9.

Proposals for Travelling Showperson sites will be required to satisfy the above criteria and additionally demonstrate that the site is appropriately designed to accommodate the storage and maintenance of show equipment and associated vehicles.

This policy supplements the detailed provisions for each of the sites set out in policies RSA28 and RSA29.

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Supporting Text

11.24 West Berkshire Council, as the local planning authority, is required to identify sites to meet the needs of Gypsies, Travellers, and Travelling Showpeople. Proposed sites within settlement boundaries are considered acceptable in principle, as with conventional housing, subject to material considerations. Some of the policy criteria will assist in providing a suitably located and designed site. In consideration of location, caravans are not permitted in Flood Zone 3 as per Table 2 of the Planning Practice Guidance.

11.25 There is a corporate commitment to supporting sustainable communities, and a good supply of affordable housing including social rented housing to address housing needs. This applies to the Travelling communities as well as settled communities.

11.26 The Council is required by national policy to set pitch and plot targets which address the likely permanent and transit accommodation needs in the area, working collaboratively with neighbouring authorities. A Gypsy and Traveller Accommodation Assessment was undertaken to inform the LPR.

Gypsy and Traveller sites

11.27 Table 7 sets out the need for Gypsy and Traveller pitches up to 31 March 2038, correlating to the study period for the GTAA.

Table 7 Gypsy & Traveller Accommodation

Additional permanent pitches required 1 April 2021 to 31 March 2038	30
Additional permanent pitches planned for 1 April 2021 to 31 March 2023	
• New Stocks Farm, Paices Hill, Aldermaston	8
• Four Houses Corner, Padworth	1
• Ermin Street, Lambourn Woodlands	1
Total pitches planned for 2021-2023	10
Permanent pitches required 1 April 2023 to 31 March 2038	20

11.28 The GTAA 2021, in updating the 2019 study, identifies that there is a residual overall need for 30 permanent pitches between 1 April 2021 and 31 March 2038, considering existing supply on established sites, and accounting for household formation and net in-migration. Taking into account the 10 pitches already planned this leaves a residual need of 20 pitches which are required between 1 April 2023 and 31 March 2038.

11.29 Table 7 sets out the total need for Gypsy and Traveller accommodation. Of the 30 pitches needed to 2038, 13 are required in the short term up to 31 March 2026. 10 pitches have been planned for in the period 1 April 2021 and 31 March 2023. The site at New Stocks Farm, Paices Hill, Aldermaston has been allocated in RSA28 to replace 8 transit pitches with 8 permanent pitches. This takes forward the allocation in the Housing Site Allocations Development Plan Document and the recommendations of the GTAA to create permanent pitches. Planning permission (reference 22/00120/FUL) was granted in September 2022 for this use and is yet to be implemented. Since the GTAA was updated, Four Houses Corner, a Council operated site in Padworth, had planning permission approved for 17 permanent pitches (reference 23/01552/REG3 approved in April 2024). This represents an increase of 1 pitch above the 16 pitches counted in the GTAA. The permission is yet to be implemented. Also since the GTAA was updated 1 pitch has been provided on land at Ermin Street, Lambourn Woodlands (reference 21/02045/FUL approved in August 2022).

11.30 Table 7 outlines that 20 permanent pitches are required between 1 April 2023 and 31 March 2038. Site allocations will be made in the context of a further update to the GTAA which would follow the repopulation of Four Houses Corner, Padworth. In contributing to meeting the need planning applications will be assessed in accordance with the criteria set out in this policy.

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11.31 There is no requirement to identify a site for transit pitches. However, the GTAA 2021 recommends that tolerated stopping places or negotiated stopping places should be provided. The Council will explore this further through the Local Plan process and/or through developing a Council policy to govern this.

11.32 The GTAA does not identify a need for houseboat dwellers and thus the LPR does not provide for any permanent houseboats.

Travelling Showperson sites

11.33 There is currently one Showperson's Yard in the District which is located at Long Copse Farm, Enborne. 24 plots are allocated for use by Travelling Showpeople, as defined in the Planning Policy for Traveller Sites, under policy RSA29. The eastern part of the site has an authorised use for Circus headquarters and agricultural holding as a dual use. The allocation would enable a residential and operational base for staff and families associated with the Circus.

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Policy DM21

Retention of Mobile Home Parks

Proposals that would result in the loss of a mobile home park site either in part or full (as shown on the Policies Map), will not permitted unless it will provide 100% affordable housing which will meet locally identified needs.

Supporting Text

11.34 The NPPF recognises that a range of size, type and tenure of housing is needed for different groups of people in the community.

11.35 There are a number of mobile home park sites across the District which perform an important role in terms of providing low cost home ownership accommodation. As a result, there is a need to safeguard the loss of these sites from redevelopment to alternative uses which would not meet a locally identified housing need.

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Policy DM22

Residential Use of Space above Non-residential Units

The Council will support proposals related to the conversion of existing space or provision of additional space above non-residential units that provide a net increase in housing and:

a. Are consistent with the prevailing height and form of neighbouring properties and the overall street scene;
b. Are well designed and meet the appropriate space standards; and
c. Maintain safe access and egress for occupier.

Where the proposal relates to the addition of residential space or the conversion of existing non-residential space to residential space under permitted development rights, the development should:

i. Be well designed and meet the appropriate space standards; and
ii. Meet the conditions and limitations of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), including the need to apply for Prior Approval.

Supporting Text

11.36 The Council is committed to providing a full range of housing types, to meet the diverse need of the district. Town and district centres in particular offer an opportunity for new housing, taking advantage of access to employment, shops and services and, in many cases, increased public transport provision. This could take many forms. The most common is likely to be the conversion of first floors and above of units which are currently in non-residential use. However this could also take the form of vertical extensions to non-residential units.

11.37 Under the Town and Country Planning (General Permitted Development) Order 2015 (as amended) there are permitted development rights for proposals to change the use from commercial, business and service uses (use class E) and some sui generis uses to residential use; and/or to add up to two flats (use class C3) to a current non-residential mixed use, subject to limitations and conditions including the need to apply for Prior Approval.

11.38 The Council's starting point will be for all new homes, including subdivisions and upper floor conversions of retail units, to meet the appropriate space standards, unless it can be shown that the standards are not practicable in the face of other material considerations and policy requirements. For example, an exception may be made where works needed to achieve the standards would adversely affect the significance of a heritage asset or would require unachievable changes to the building being converted.

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Policy DM23

Housing Related to Rural Workers

New dwellings in the countryside related to, and located at or near, a rural business will be supported where the following criteria are satisfied:

a. It is proven as essential to the continuing use of land and buildings for agriculture, forestry or a similar land based rural business;
b. Detailed evidence is submitted showing the relationship between the proposed housing and the existing or proposed rural business and demonstrating why the housing is required for a full time worker in that location;
c. It is demonstrated that there are no suitable alternative dwellings available or that could be made available in that location to meet the need. This includes those being used as tourist or temporary accommodation or existing buildings suitable for residential conversion;
d. It is shown why the housing need cannot be met by existing or proposed provision within existing settlement boundaries;
e. The financial viability of the business is demonstrated to justify temporary or permanent accommodation;
f. The size, location and nature of the proposed dwelling is commensurate with the needs of the business; and well related to existing farm buildings or associated dwellings;
g. The development has no adverse impact on the rural character and heritage assets of the area and its setting within the wider landscape, and in accordance with policies SP2 and SP7; and
h. No dwelling serving or associated with the rural business has been either sold or converted from a residential use or otherwise separated from the holding within the last 10 years. The act of severance may override the evidence of need.

Where a new dwelling is essential to support a new rural business, temporary accommodation will be sought for the first 3 years. Any permission will be subject to a condition restricting the use of the property to persons employed within the rural business.

Agricultural Occupancy conditions will be retained unless demonstrated through robust evidence that there is no current or possible renewed need for the foreseeable future, that appropriate marketing has been undertaken and that it cannot meet an existing local housing need.

Supporting Text

11.39 The rural economy plays an important role in the District, in providing employment and in managing the rural landscape. The Council encourages viable agricultural, forestry and other land based rural businesses that support the delivery of a wide range of public benefits and sees them as essential to the maintenance of a thriving rural economy.

11.40 Many people work in rural areas in offices, workshops, garages and garden centres but it is unlikely that they will have an essential need to live permanently at or near their place of work. Being employed in a rural location is not sufficient to qualify as a rural worker with an essential housing need, neither is the need to accommodate seasonal workers.

11.41 The Council's preference is for rural workers' accommodation to be located in nearby towns or villages or in existing properties near to their place of work, which would avoid the need for new dwellings in the countryside. The Council accepts however, that there may be cases where the nature and demands of the worker's role require them to live at or very close to the work place. Such instances will be judged on the needs of the workplace and not the personal preferences of the specific individuals.

11.42 Where new businesses are being set up, there is a need for the financial viability of the business to be demonstrated before a permanent dwelling is considered. A period of three years allows time for a business to establish and justify the development of a permanent dwelling to meet an essential need. A temporary dwelling to meet an essential need can be sought in this initial period which will usually be restricted via a condition.

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11.43 The District is known for its links with the equestrian and horseracing industry, with Newbury Racecourse located on the edge of Newbury. The racehorse breeding and training industry is a particularly important part of the local rural economy, with the Lambourn area a nationally important location. This type of development is covered in policy DM37. The Council wishes to retain and support the expansion of this industry and so through this policy and also in accordance with policy DM37 will support the provision of new residential accommodation in the countryside where it is shown to be essential. Where new stabling or breeding facilities are proposed, together with residential accommodation, financial viability will need to be demonstrated together with supporting evidence to show the new facility has sufficient need to require a worker to be permanently living on the site in the long term. It should be noted that a restricted occupancy condition may be applied.

11.44 The Council is mindful of the impact that proposed rural workers dwellings can have on the landscape and the potential impacts on biodiversity, particularly where the provision of housing involves the conversion of an existing building. The requirements within policies SP8 and SP11 will therefore apply.

11.45 Suitable alternative buildings that should be considered before creating a new dwelling unit, are existing vacant residential buildings or buildings suitable for conversion to residential use. Applicants should detail in their planning submission whether it is possible for the retired rural worker/their dependents/their widow or widower to be housed in alternative existing accommodation, thus allowing the existing residence to be used for the incoming rural worker.

11.46 The creation of new curtilages associated with new dwellings and their boundary treatment can also impact on the rural character of the area. Details will be required of the way the boundaries are to be established.

11.47 Where an agricultural occupancy condition has been applied this will not be relaxed unless it is clear that there is no longer a continuing need for the accommodation in the local area by the persons employed or last employed in the agricultural sector. Proposals for the removal of existing conditions will need to be supported by robust evidence. To establish the current market interest in a particular property it should be widely marketed, through advertisements in the local press, internet and other publications including at least one agricultural publication, on terms reflecting its occupancy condition. This should normally be for at least 12 months or an appropriate period as agreed with the Council. After this time, if no interest in occupation has been indicated then the accommodation should be made available as an affordable dwelling. Only if it can be robustly demonstrated that such use would be unviable, unsuitable or unnecessary at the location, will release on to the open market be deemed acceptable.

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Policy DM24

Conversion of Existing Redundant or Disused Buildings in the Countryside to Residential Use

The conversion of existing redundant or disused buildings in the countryside to residential use will be supported provided that the following criteria are satisfied:

a. The proposal involves a building that is structurally sound and capable of conversion without substantial rebuilding, extension or alteration;
b. The applicant can prove the building is genuinely redundant or disused;
c. Any internal and external changes do not harm the significance of a heritage asset in accordance with policies SP9 and DM11;
d. The proposal respects and retains the character, fabric and distinctive features of the building and uses matching materials where those materials are an essential part of the character of the building and locality;
e. The site and location is suitable for residential use and gives a satisfactory level of amenity for occupants;
f. It has no adverse impact on rural character;
g. The existing vehicular access is suitable in landscape terms for the use proposed;
h. The creation of the residential curtilage would not be visually intrusive, have a harmful effect on the rural character of the site, or its setting in the wider landscape; and
i. The impact on any protected species is assessed and appropriate avoidance and mitigation measures are implemented to ensure any protected species are not adversely affected.

There will be a presumption against permission being granted for replacement building(s) pursuant to a change to a residential use established under this policy.

Supporting Text

11.48 This policy applies to all existing buildings in the countryside that are structurally sound, including for example, traditional farmsteads or buildings, stables, community and educational facilities. In this context, whilst many buildings will be suitable for conversion, it cannot be presumed that simply by being redundant or disused, that any building can be converted to residential use. Not all buildings will be suitable for conversion and or re-use, due to their unsuitable location, poor access arrangements, condition or appearance. Some buildings may also have had conditions applied to restrict their use as part of a planning application and other buildings may have conditions of prior approval which require the removal of the building on cessation of agricultural use. The policy is not intended to encourage the retention of buildings that currently have adverse visual/landscape impact such as large agricultural sheds.

11.49 There is a difference between a building of sound construction that has until recently been used and a derelict or semi-derelict structure that is not of sound construction, such as a temporary farm building or domestic outbuilding. The policy only allows for the conversion and adaption of existing sound permanent structures not the redevelopment of derelict buildings, which would be classed as new residential development in the countryside and assessed against policy DM1.

11.50 The successful conversion of existing buildings in the countryside depends on having a clear understanding of their significance, their setting in the wider landscape and their sensitivity to and capacity for change.

11.51 Historic farm buildings for instance are found scattered throughout West Berkshire. They provide a strong sense of time-depth and contribute positively to the distinctive character of the District and so it is essential that both their integrity and settings are conserved and enhanced. They also represent a historical investment in materials and energy that can be sustained through conversion and careful re-use.

11.52 In determining whether a building is genuinely redundant or disused, it is important that the original use of the building for that purpose no longer exists. The nature of the use, when it ceased and the reason why it ceased will be carefully considered by the Council. An empty or part empty, building is not an unequivocal sign of redundancy, a bigger picture has to be considered. It will be necessary for applications to clearly demonstrate for how long and to what extent the building has been used, why the building is no longer needed, how long it has been unused and that significant efforts to re-use it have both tried and failed. The Council will take account of all the circumstances and judge, whether taken together, they indicate the building is no longer needed or useful.

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11.53 If the building is performing an essential function and the conversion will lead to a request that a replacement building be provided elsewhere, now or within the foreseeable future, then the conversion will not be covered by this policy. Planning permission will be refused for any subsequent planning application for a replacement building to be provided elsewhere, unless it can be clearly shown that it performs a different function to that of the use lost under this policy.

11.54 Domestic outbuildings in gardens, built for specific uses ancillary or incidental to existing residences, are rarely likely to become permanently redundant and their conversion will seldom lead to an enhancement of the setting of the main dwelling.

11.55 In order to determine whether a building is of permanent and substantial construction and suitable for and capable of conversion the Council will expect proposals to be accompanied by the following information:

i. a structural survey demonstrating the structural integrity of the building and confirming that the structure is capable of conversion without substantial rebuilding or creation of new structural elements;
ii. the extent of alterations that will be made to the fabric of the building, including the number and size of new openings that will need to be created and how services and insulation will be incorporated.

11.56 Though redundant or disused, where a building makes an important contribution to the local character and appearance of an area, great care will need to be exercised in the design of the conversion. The perceived contribution the building makes to the rural character of the area will need to be retained. Where, for example, a barn stands in an open field within the rural landscape, the conversion to residential use can raise the issue of curtilage. The existing field boundaries should not necessarily be taken as the curtilage for a proposed residential use. There is a need to define a curtilage appropriate to the building as the change of use from agricultural use to domestic garden has a profound visual impact on the immediate surroundings and potentially on the wider landscape, depending on the location of the site. The building should be capable of being converted and accommodated into the existing landscape, without significant adverse effects on the rural character of the area, including light pollution and the character of rural highways. It is expected that any building works will be relatively minor and will involve the use of matching materials.

11.57 There are Permitted Development (PD) Rights allowing the conversion of some buildings to residential use from other uses including shops and agricultural use. The latest position should be checked prior to seeking planning permission. Where Permitted Development Rights are being used, generally the Prior Notification procedure has to be followed. This essentially means applicants notifying the Council of their intention to change the use of the building and affording the Council the opportunity to request further detail of the scheme. It is advisable to seek professional advice or to contact the Council to discuss relevant requirements prior to commencing any development on site.

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Policy DM25

Replacement of Existing Dwellings in the Countryside

The replacement of an existing dwelling of permanent construction in the countryside with another dwelling will be supported providing that the following criteria are satisfied:

a. The existing dwelling is not subject to a condition limiting the period of use as a dwelling;
b. The replacement dwelling is located on the footprint of the existing building unless alternative siting has a positive benefit on the impact on the countryside or other environmental benefits can be demonstrated;
c. The replacement dwelling is proportionate in size and scale to the existing dwelling, uses appropriate materials and sustainable technologies in accordance with policy SP7, and does not have an adverse impact on:
d. The character and local distinctiveness of the rural area;
e. Individual heritage assets and their settings;
f. Its setting within the wider landscape;
g. There is no extension of the existing curtilage, unless it is necessary to provide additional parking or amenity space to be consistent with dwellings in the immediate vicinity;
h. Where the existing dwelling forms part of an agricultural or other land based rural business and is an essential part of that business, the replacement dwelling must continue to perform the same function. An occupancy condition may be applied; and
i. The impact on any protected species is assessed and appropriate avoidance and mitigation measures are implemented to ensure any protected species are not adversely affected.

Supporting Text

11.58 Only proposals involving the replacement of existing permanent dwellings will be supported under policy DM26. The policy should not be used to establish a permanent residential use on a site where a property is derelict.

11.59 There is evidence within the National Landscape of small rural properties being purchased, then demolished and replaced with substantial new houses that are alien to the local context and the special qualities and natural beauty of the landscape of the National Landscape. Such development neither enhances nor conserves the character of the National Landscape and will be refused.

11.60 If a replacement dwelling is disproportionate to the existing dwelling it will not be accepted. The key components of proportionality are the scale, massing (volume), height, width, length, footprint (floorspace) of a development, and position within the plot (layout) and general context of the locality. Similarly to the consideration of extensions to existing dwellings in the countryside; there are no rules that can be applied as to the acceptable size of a replacement dwelling. Any size increase has to be considered on the basis of the impact of a particular property in a particular location.

11.61 The replacement of dwellings will be assessed on the basis of the impact of the new development relative to the existing property on the character and local distinctiveness of the rural area. This will include consideration of any new access arrangements. For a dwelling in the National Landscape and its setting, the prime consideration will be its impact on the special qualities and natural beauty of the landscape in accordance with policy SP2.

11.62 A replacement dwelling creates an opportunity to take positive action on climate change. Replacement dwellings which maximise the opportunities to enhance resilience to climate change in accordance with policies SP5 and SP7 are encouraged.

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Policy DM26

Extension of Residential Curtilages in the Countryside

Extensions to existing residential curtilages in the countryside will only be supported where it can be shown that there is no adverse impact on the character and local distinctiveness of the rural area, the setting of the property within the wider landscape or encroachment on the rural area, public rights of way and on the amenity of local residents. Proposals will be supported where:

a. It is required to provide parking in the interests of highway safety in accordance with policy DM44; and/or
b. To realign a garden boundary or extend a garden to achieve a similar level of provision to other dwellings in the immediate area.

Applications should be accompanied by details which satisfactorily demonstrate the following:

i. The boundary treatment of the extended curtilage is appropriate for the site and its rural surroundings;
ii. All new hard surfacing, ground moulding or landscaping are in character with the surrounding area; and
iii. The forming of any new entrances or gateways, complete with visibility splays, do not result in the significant loss of landscape features or harm the character of the rural highway. The integrity of banks, hedges, walls and roadside trees should be maintained.

Supporting Text

11.63 This policy will apply to any land that is proposed to be incorporated into ancillary residential use in the countryside. It is important to note that a curtilage is not a land use but is rather a description of land which is attached to a building. When determining what constitutes a residential curtilage the Council will consider the physical layout; ownership, both past and present; and its use or function, again both past and present.

11.64 There are many reasons why an individual might wish to extend the curtilage of their property in the countryside. It could be to provide a larger garden, or provide off-street parking or garaging. Such changes even though minor in nature are not without potentially harmful effects. The inclusion of existing non-residential land used for agriculture, woodland or other rural uses can have a considerable visual impact on the local character of a rural area and the wider landscape, due to the urbanising effect of the change in use. Land previously used for agriculture or equestrian purposes has a different character to that of residential gardens, parking areas and garage spaces. The NPPF also recognises the importance of economic and other benefits of the best and most versatile agricultural land.

The way the boundaries are treated has an important impact. The protection of existing hedgerows contributes greatly to conserving and enhancing the local character of an area. This character can easily be lost if boundary hedgerows are removed. The erection of two metre high timber fences may be appropriate in some urban settings but, in a rural environment where many boundaries are marked out by simple post and rail fences or native hedgerows, they can stand out in the landscape and would not be considered acceptable when submitted as part of a planning application. Development proposals for the removal of existing hedgerows will be considered in accordance with policy DM16.

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Policy DM27

Sub-division of Existing Dwellings in the Countryside

The sub-division of an existing dwelling of permanent construction in the countryside into two or more residential units will be supported providing that the following criteria are satisfied:

a. It is not subject to a condition restricting its use to ancillary accommodation;
b. It is appropriate to the site, locality and surrounding area in terms of land use, design, size and scale;
c. It would not require significant extensions, including alterations and outbuildings, which would have a detrimental impact on the character and appearance of the original building or surrounding area;
d. Any internal or external changes do not harm the significance of a heritage asset or its setting in accordance with policy SP9;
e. The internal accommodation is adequate in terms of size and layout relative to the intensity of occupation envisaged and complies with residential space standards;
f. It does not have an adverse impact on any neighbouring residential or other uses, including in terms of privacy, outlook, daylight and sunlight and it should not have an overbearing effect in accordance with policy DM30;
g. Following sub-division, sufficient space is available for vehicular access, car parking, amenity space and facilities for refuse storage on-site in a way that does not detract from the character and appearance of the site and the area;
h. It does not involve the inappropriate sub-division of existing curtilages to a size below that prevailing in the area, taking account of the need to retain and enhance mature landscapes; and
i. It does not have an adverse impact on the character and local distinctiveness of the rural area and its setting within the wider landscape.

Particular regard will also be had to the accessibility of the new development based around the site's location and its relationship to the settlement hierarchy set out in policy SP3, including its accessibility to shops, services and facilities.

Supporting Text

11.65 The sub-division of existing residential properties can improve sustainability by helping re-balance the housing stock, particularly in the countryside where there can be a shortage of smaller dwellings. Overall, whilst there is general policy of restraint in the countryside, it is recognised that sub-divisions can enable rural communities to be adaptable and more resilient to changing economic and demographic needs. In rural areas there are fewer properties available and this can make it difficult for residents to find suitable property in their local area to accommodate their changing needs. For example if they wish to downsize, and/or accommodate the needs of other family members, sub-division is an option that avoids them having to leave the local community and its social support network.

11.66 For the purposes of applying the policy it cannot be presumed that all dwellings will be suitable for sub-division. It is important that all dwellings created through the sub-division of an existing dwelling should provide adequate accommodation, and not compromise living standards especially where smaller units are provided. Successful sub-divisions depend on having a clear understanding of the capacity of the dwelling for change and the standard of accommodation that can be created. In this context, residential annexes permitted under policy DM28 are not regarded as suitable for sub-division as independent planning units.

11.67 It is also important that changes are capable of being accommodated into the existing landscape, without undermining or having an adverse impact on the rural character of the area, either individually or cumulatively. This will include consideration of any new access arrangements. New separate gardens with the potential for the introduction of domestic paraphernalia can also have a considerable visual impact on the local character of a rural area. In considering proposals in or within the setting of the National Landscape particular regard will be had to the impact on its special qualities and natural beauty.

11.68 When considering accessible locations, significant intensification of residential uses through the creation of a large number of dwelling units, either individually or cumulatively, will be avoided within areas which lack sufficient supporting infrastructure, facilities or services or where opportunities to access them by public transport, cycling and walking are limited.

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Policy DM28

Residential Extensions

The principle of the extension of existing permanent dwellings will be supported. In the National Landscape and its setting particular regard will be given to the impact of proposals on the special qualities and natural beauty of the landscape in accordance with policy SP2.

An extension, including alterations or erection of an outbuilding will be permitted where the proposal complies with the following criteria:

a. The scale of the enlargement or outbuilding is clearly subservient to the original dwelling;
b. It is of a high quality design, in accordance with policy SP7, which conserves and enhances the character and local distinctiveness of the surrounding area in accordance with policy SP8;
c. It does not harm the setting of the existing dwelling and the space occupied within the plot boundary;
d. It does not harm the historic and/or architectural interest of the existing dwelling;
e. The use of materials is appropriate within the local architectural context;
f. It is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of outlook, daylight, sunlight and / or privacy in accordance with policy DM30;
g. The windows are appropriate in terms of number, architectural style and type, position, size and proportion, extent of opening and need for obscure glazing;
h. Following construction of the extension, sufficient space is available for on-site vehicular parking in accordance with policy DM44 in a way that does not detract from the character and appearance of the area;
i. It enables for the retention and provision of high quality useable private amenity space in accordance with policy DM30;
j. It would not result in adverse impacts on trees (including their roots and canopy spread) on and off site, in accordance with policy DM15. Trees should be retained where possible; and
k. The proposal conserves and enhances biodiversity, in accordance with policy SP11.

Proposals for residential annexes will also need to be in accordance with policy DM29.

Supporting text

11.69 The policy relates to the extension of existing permanent dwellings, including alteration and the erection of outbuildings. It applies to residential extensions both inside and outside of settlement boundaries. House extensions are one of the most common forms of development in the District, whether they are permitted development or require planning permission. The purpose of the policy is to avoid the over-extension of existing dwellings and the adverse impact that this has on the character and appearance of both the site and its wider surroundings, whether it is part of an existing settlement or in the countryside. All proposals will be therefore be considered in accordance with the context of the design principles set out in policy SP7.

11.70 Overall, there is a general policy of restraint in the countryside but it is recognised that there are many existing dwellings in the rural area and that over time, proposals will come forward for extensions to these, including the erection of outbuildings within their curtilage. The Council may permit these changes where it does not undermine the general policy of restraint or have an adverse impact on the rural character of the countryside.

11.71 In the rural area, the enlargement of a small rural dwelling to become a substantial house can have a significant impact, whether that is through the cumulative impact of several small extensions or one large one. An assessment will be needed of the impact of the development, individually and/or cumulatively, on the local architectural and visual context, and the capacity of the wider landscape to accommodate such development, especially within the National Landscape and its setting. The enlarged dwelling should be capable of being accommodated into the existing landscape, without undermining or having an adverse impact on the rural character of the area. This will include consideration of the impact of any new proposed access arrangements.

In all development proposals, the relationship with the existing dwelling is key. The design of any development should be sympathetic to the character of the existing dwelling, the area adjacent to the site and its wider setting. Proposed changes, either individually or cumulatively should not overwhelm or dominate the character and appearance of

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the original dwelling or be excessive in size. They should appear as a subservient addition in both proportion and style. Consideration will be given to the scale, height, width, length, massing (volume) and footprint (floorspace) of an extension, materials, position within the plot and general context of the locality.

11.72 It is acknowledged that the original character of a house can be lost if the property is extended in an unsympathetic way through the addition of numerous extensions. In some circumstances, it may be more appropriate to provide one new extension as a replacement for several existing extensions, especially where these are in poor condition or do not reflect the original character of the building.

11.73 Regard will be given to previous extensions, including annexes and existing outbuildings on the site, either allowed through Permitted Development Rights or through planning approvals. All applications will need to consider the impact of the cumulative extensions on the original dwelling as it was built or as it was on 1 July 1948. In applying the policy the Council will have regard as to what it sees as any attempt to circumvent the planning process by fragmenting a potentially large extension into a series of smaller extensions submitted over a relatively short period of time.

11.74 There are no ‘rules’ that can be applied to an acceptable size of an extension as each application has to be considered on the basis of the impacts on the particular property in that location.

11.75 Side extensions should not unbalance the appearance of the main dwelling and of surrounding dwellings (e.g. when in a pair of semi-detached properties, or at the end of a terrace). It is therefore recommended that a side extension in particular should be set back from the front of the dwelling and set down from the roof. Front extensions should not dominate the frontage of the dwelling. Factors such as the prominence in the street scene, relationship with neighbouring properties, depth of front gardens and landscaping will be considered when assessing such schemes. Whilst rear extensions may not have such an impact on the surrounding area, they should still follow any established pattern of development and ensure they are subservient, particularly in rural locations.

11.76 Extensions should be constructed in materials that harmonise with the character of the dwelling being extended. Materials should be chosen to complement the character and appearance of the existing built form and surrounding area. Materials that will appear alien in their surroundings or at odds with surrounding built form will not be accepted.

11.77 Architectural detailing is important. In most cases an extension will be more sympathetic to the original building if similar detailing is used. Replication of the head and cill details to windows and doors can be an effective way of integrating the old with the new. Similarly roof details on the verge, eaves and ridge of the roof can be detailed in the same way as the original building and achieve a sense of continuity. The bonding of the brickwork and matching of the mortar type and joints are also important, so that the new brickwork blends with the old. There may be circumstances, however, where it may be appropriate for modern additions to differentiate between the 'old' and the 'new', particularly for listed buildings. In such cases, particular care will need to be taken to ensure the extension would not dominate the original building and that it would make a positive contribution to local character and distinctiveness through high standards of design.

11.78 When assessing proposals for development the Council will take account of the potential impact on the living conditions of any neighbouring occupiers and on any other adjacent uses in accordance with policy DM30 Residential Amenity. Care will be exercised to ensure that a proposed extension will not give rise to increased over-looking, loss of daylight and sunlight, be of an overbearing nature or have a serious adverse impact on habitable rooms of adjacent or adjoining properties. For example, a two-storey extension sited to the rear of a terraced or semi-detached property requires careful design to ensure that the amenities of the neighbours are not seriously affected.

11.79 Extensions that overshadow a neighbour’s property resulting in an unacceptable loss of light will not be accepted. The Building Research Establishment (BRE) Guide “Site Layout Planning for Daylight & Sunlight. A Guide to Good Practice (2022) (or any further update) is a useful guide in the assessment of this. The orientation of the host dwelling and neighbouring dwellings (in terms of how the sun tracks throughout the day) and positioning of windows in neighbouring dwellings are important factors in assessing the scale of impact on neighbouring properties. Leaving space between properties may assist in avoiding loss of light, and reducing loss of outlook.

11.80 Development which results in an oppressive outlook (e.g. a large blank wall) and an overbearing impact to neighbouring dwellings will not be accepted. An overbearing development can be one where it results in an undue sense of enclosure.

11.81 Window design and position needs to be considered carefully in order to maintain and protect existing privacy levels with neighbours. Detailed plans should be submitted with development proposals in order for a full and accurate assessment to be made. Where possible windows should replace like for like and be of a similar design, style and

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shape to those existing or positioned at high level or with obscure glazing in order to prevent significant additional overlooking. When designing an extension it is important to consider the size, style and proportion of the windows, and seek to complement the existing style of the dwelling. Dormer windows in particular can have a dominating impact and should be well proportioned within the roofscape. Roof lights are preferable as they result in less intrusion in the roofscape, and may also result in less overlooking to neighbouring properties.

11.82 Household extensions should ensure that adequate parking remains commensurate with the number of bedrooms, in line with policy DM44. Should the parking area be affected by an extension manoeuvring space should be maintained, or provided, where the access is on to a main road.

11.83 Consideration also needs to be given to the location of existing trees and hedges affected by the proposed development. They can be important visual elements, help to soften the impact of development, add value to the character of the area, and have an inherent biodiversity value. They are also useful natural tools in carbon capture. The policy therefore makes clear that trees should be retained where possible.

11.84 Householders are encouraged and expected to consider measures to conserve and enhance biodiversity in both the design of their proposals and implementation of biodiversity measures. This could be through the retention and planting of trees, bat boxes, bird boxes, space for hedgehogs to move under fences, bee friendly planting, etc. in accordance with policy SP11.

11.85 The policy makes clear that outbuildings should be designed and sited so as not to dominate the main dwelling and not have an adverse impact on the street scene. Where possible they should be sited to the rear or side of the main dwelling where the visual impact is likely to be lower. Keeping the height of the eaves and roof pitch low, and keeping the overall size limited are methods of ensuring this. Outbuildings can sometimes contain ancillary accommodation either in a room above parking space(s), accessed via steps, or within the ground floor. Dormer windows may be proposed. Such buildings may not be considered subservient, though this depends on the size and style of the outbuilding in relation to the host dwelling, the outbuilding's location within the site, any building it replaces, and the character of the locality. Proposals for residential annexes will also need to comply with policy DM29.

11.86 Single or double detached garages of appropriate dimensions and design may be permitted if they are not intrusive upon the local area, remain subordinate to and do not detract from the character and appearance of the main dwelling.

11.87 For the purposes of applying this policy, the use of outbuildings to support home working and home-based businesses will generally be supported where this does not involve a change of use of the main dwelling or have an adverse impact on the residential amenities of adjoining residents or the distinctive local character of the area.

11.88 It is expected that extensions, including outbuildings, will remain ancillary and/or incidental to the residential use of the host dwelling. Where necessary, planning conditions, or planning obligations, will be used to control the permitted use.

11.89 There are extensive Permitted Development Rights enabling the enlargement or alteration of a house and erection of outbuildings without requiring a formal planning application. These rights come with standard conditions and both the rights and conditions may be changed through government legislation. It is essential to establish what rights currently exist in the particular location. Rights may be removed or restricted by the Council in some exceptional circumstances and the presence of such a restriction must be checked prior to commencing any development thought to be permitted. Proposals which are permitted development subject to prior approval (e.g. larger extensions) will be assessed using criterion d of this policy, as well as policy DM30, in the event where neighbouring residents raise objections.

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Policy DM29

Residential Annexes

Proposals for residential annexes will be supported where the following criteria are satisfied:

i. It is in accordance with policy DM28;
ii. It has either a clear physical and/or functional link to the main dwelling;
iii. If it is detached, it has a close spatial relationship with the main dwelling with satisfactory shared access, vehicular parking, utilities and garden space; and
iv. It is designed so that it can continue to be used as an ancillary and subordinate part to the main dwelling without creating an independent and/or separate planning unit at any time.

Where proposals are considered acceptable, a condition will be applied to restrict occupation of the annexe to a person dependent upon an occupant of the main dwelling. Permitted development rights may also be removed and/or a legal agreement may be necessary to make the development acceptable in planning terms.

Supporting Text

11.90 The creation of an annexe to an existing dwelling, whether the main dwelling is located inside, or outside settlement boundaries can often create a useful facility for the support and care of family members. Although some types of residential annexe benefit from permitted development rights and so do not require planning permission, planning law in this area is complicated. Applicants are therefore advised to contact the Council at an early stage so that advice can be given on the need for planning permission.

11.91 Where permission is required, a residential annexe should be designed to ensure the dwelling curtilage as a whole provides genuinely flexible subordinate ancillary accommodation that can be adapted and re-adapted to meet the changing needs of family circumstances over time. This should include the option of absorbing the annexe back into the main dwelling accommodation if necessary, by the same or future occupiers. To meet these requirements it is essential that the annexe and main dwelling are directly connected physically and/or functionally. The annexe must therefore be in the same ownership as the main dwelling and share utility services, access, vehicular parking and private amenity space.

11.92 An annexe should usually be incorporated within or physically attached to the main dwelling and be of a comparatively modest size. It should be linked internally to the main dwelling, but may have a separate entrance.

11.93 Where an extension to provide an annexe physically attached to the main dwelling is not practical and a detached annexe is proposed, consideration will also be given to the size of the detached annexe, together with its spatial relationship and sub-ordinance to the main dwelling. Unduly large or detached annexes can prove an economic and practical liability when vacated or when the property changes ownership and this can lead to pressure for the annexe to be severed and let separately from the main dwelling. This can create substandard accommodation with inadequate standards of access, amenity and space, which is unacceptable in planning terms.

11.94 Where the Council approves annexe accommodation, a condition will normally be attached to a planning permission to restrict its use to ancillary accommodation. Where an annexe would comprise self-contained living accommodation which would otherwise conflict with the development plan, the Council will require the applicant to enter into a Section 106 Agreement under the provisions of the Town and Country Planning Act 1990, to prevent the severance of the annexe from the main dwelling, and/or limiting the occupation to a person dependent upon an occupant of the main dwelling such as dependent relative(s) or full-time carer(s). This will prevent the sub-letting of either property and ensure that such accommodation is required to meet a genuine family need.

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Policy DM30

Residential Amenity

All development will be required to provide and/or maintain a high standard of amenity for existing and future users of land and buildings.

When considering the impact on the living conditions of existing and proposed residential dwellings, development proposals will be supported where there is no unacceptable harm in terms of the following criteria:

a. Any significant loss of daylight and/or sunlight to land and buildings;
b. Any significant overlooking of land and buildings that results in a harmful loss of privacy;
c. Development resulting in an undue sense of enclosure, overbearing impact, or a harmful loss of outlook; and
d. Noise, dust, fumes and odours.

In addition, all new residential development will be expected to include the provision of the following:

i. Functional amenity space of a quality and size to meet the needs of the occupants;
ii. Internal accommodation of an adequate size and layout relative to the intensity of occupation envisaged;
iii. Natural light in all habitable rooms of the proposed development;
iv. A garden size which is at least a minimum of 10.5 metres in depth, where possible; and
v. A minimum distance of 21 metres between directly facing windows, serving habitable rooms.

Supporting text

11.95 The NPPF highlights that high-quality design and a good standard of amenity should be sought in all new development. For clarity, this policy applies to all residential development (including house extensions), and shall be applied to determine the impacts of all new development upon residential amenity.

11.96 New development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area and makes a positive contribution to the quality of life in West Berkshire. Good design relates not only to the appearance of a development, but the way in which it functions and impacts the immediate and wider locality.

11.97 Neighbouring amenity and privacy are important aspects of development. Proposals should seek to maintain, and where practicable, improve the existing relationship with neighbouring occupiers. This policy sets out the requirements development should achieve in order to provide a good quality of life both for occupants and maintains good neighbouring amenity.

11.98 National policy also recognises that local planning authorities should address barriers to improving health and wellbeing through a high standard of housing design. All new and extended homes should benefit from private outdoor amenity space solely for the use of the occupants of a sufficient size and quality to support physical and mental health and wellbeing. Development It should be designed to ensure there is no undue loss of privacy or overlooking of adjoining and neighbouring properties.

11.99 As a guide, outdoor amenity space for a one and two bedroom house should be at least 70 square metres. For houses of three bedrooms and above at least 100 square metres of outdoor amenity space should be provided. This is applicable for new dwellings, houses as extended/altered, and for host dwellings, when considering schemes for subdivision.

11.100 For flats, there may be a variety of approaches to providing outdoor amenity space for flats which will vary according to the location and character of the proposed development. As a guide, for 1 or 2 bedroom flats at least 25 square metres of communal open space should be provided per unit. For three or more bedroom flats at least 40 square metres of communal open space should be provided per unit. Additionally, balconies could compensate for limited garden space if they provide high quality space, and the space offered would be taken into consideration when looking at the overall amenity space proposed for a flatted development.

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11.101 In terms of the functionality of all garden spaces, external amenity space should be of a sufficient size to accommodate domestic features such as a storage shed (including a cycle store where no garage provision is possible), space to facilitate the drying of clothes (rotary or washing line), table and chairs suitable for the size of the dwelling, an area for children to play in and circulation space. External private amenity or communal space does not include car parking or turning areas.

11.102 National space standards will be applicable to ensure adequate internal accommodation is provided. This is applicable for new residential units. Natural light should be maintained and provided in all habitable rooms for the benefit of all occupants, and applies to all types of development proposal. This ensures that residents maintain a good quality of life. The amount of existing light into habitable rooms and the proposal's impact on this will be taken in to account, in the event where the development proposal affects an existing property/building. The Council wishes to ensure that windows are provided for habitable rooms, particularly for conversions.

11.103 The Council expects that occupiers will be able to enjoy a reasonable degree of amenity and privacy in their gardens by maintaining reasonable relationship with neighbouring properties. A guideline depth of at least 10.5m is considered appropriate to preserve the amenity and privacy of residents. This should be measured from the rear wall of the house to the opposite boundary.

11.104 Development should not cause material harm to neighbours privacy and outlook. Windows that directly overlook a nearby neighbouring dwelling should be avoided and a minimum 21m distance achieved between direct facing windows. There may be a higher expectation of privacy in areas with large, mature gardens, or in areas in rural fringe locations. Such areas may seek to achieve greater levels of distance. There may also be circumstances on individual sites which may enable dwellings to be closer without a detrimental effect on privacy. Examples include town centre locations; dwellings across a highway; where the existing distance is less than 21 metres and the proposed development does not lessen the distance between properties. The site specific circumstances affecting each proposal will therefore need to be taken into account when applying the policy. The impacts on residential dwellings from all types of development will be considered.

11.105 Window design and position shall need to be considered carefully in order to maintain and protect existing privacy levels with neighbours. Detailed plans should be submitted with any scheme in order for a full and accurate assessment to be made. Where possible windows should replace like for like and be of a similar design, style and shape to those existing or positioned at high level or with obscure glazing in order to prevent significant additional overlooking where possible.

11.106 All new development which includes Juliet and standard balconies should aim to reduce and remove any potential impact caused to by over-looking and a loss of privacy between neighbours. Design would need to consider the position of the works on development, the depth and any privacy screening that would aid maintaining existing privacy levels between neighbours where possible. The installation of further new windows, Juliet balconies and balconies may be controlled and secured via planning condition in the interests of neighbouring amenity.

11.107 In consideration of daylight, sunlight and overshadowing the orientation of the building/extension and positioning of windows in host and neighbouring buildings should be taken in to account. Schemes should take into account the 'BRE Site Layout planning for daylight and sunlight, a guide to good practice' (2011) (or any further update). The development proposal should be designed as to avoid a significant loss of light to habitable rooms of neighbouring properties which could detrimentally impact on those occupier's quality of life. Should the development proposal lead to an unacceptable loss of light the proposal would not be supported.

11.108 Noise, dust, fumes and odour are important environmental issues that must be taken into account when planning development and determining impact upon all types of neighbouring property. This includes the occupants of the proposed development. Careful design may aid in alleviating any conflicting uses, and the use of planning conditions will aid in protecting neighbour amenity. This will include (but not limited to) hours of operation, outlining construction hours, methods of suppressing dust from development sites, and protection from noise receptors (e.g. main roads, railways, commercial operations, etc.). A noise assessment may be required, to accompany a planning application, which would then aid in guiding the assessment of schemes and use of planning conditions.

11.109 This policy should be read in conjunction with the Quality Design Supplementary Planning Document (or any further updates).

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12 Development Management Policies: Fostering economic growth and supporting local communities

Policy DM31

Designated Employment Areas

Designated Employment Areas (DEA), as defined on the Policies Map and listed in Appendix 4, are specific locations designated for business uses (office, industry, storage and distribution). These areas are safeguarded for such uses and for the role they play in meeting the future economic needs of the District.

The redevelopment and regeneration of land within DEAs to provide additional business development that meets the needs of the District will be supported.

Proposals for appropriate alternative employment generating uses which support and compliment the primary function of DEAs will be considered favourably, subject to the application of the sequential test if required.

New office proposals located within a DEA will not be required to satisfy the sequential test.

Development which either individually or cumulatively would undermine the integrity or function of the DEA will not be permitted.

Supporting Text

12.1 Designated Employment Areas (DEA) are specific locations across the District designated for business uses/development providing a range of sites and locations to promote sustainable economic growth. These areas host a diverse range of businesses from large multi-national companies to small and medium sized enterprises (SME), all of which contribute to a strong and resilient local economy. Such areas contribute significantly to the supply of employment land across the District and provide further opportunities for regeneration and intensification of use. The aim of this policy is therefore to protect and strengthen the function and integrity of these areas.

12.2 For the purposes of this Plan business uses/development are offices (Egi and Egii), industrial, storage and warehousing and distribution (Egiii/B2/B8), and the term employment land refers to the land on which these uses are located.

12.3 The Local Plan designates a number of areas for business development, previously known as Protected Employment Areas (PEA), and through this Local Plan Review (LPR) these have been renamed DEA. The Council has reviewed the designated areas, taking the Employment Land Review (ELR) as the starting point in considering how each area performs including any key issues or opportunities, and any changes in circumstances, in particular where there has been a loss of office space to residential through permitted development rights, or new development adjacent to existing areas. This work also takes in account allocations set out within this Plan and the designation of new DEA.

12.4 The Council's evidence (ELR 2020 and 2022) highlights high occupancy rates for industrial uses and high to moderate occupancy for office space and given the balance between supply and demand, the ELR recommends safeguarding all DEAs for business uses/development. It is important to safeguard the District's DEAs for the role they play in providing a supply of employment land to meet the existing and future needs of businesses. Maintaining a supply of employment land is essential to ensure the economic competitiveness of the District and to deliver sustainable economic growth.

12.5 However, the Council does recognise the need to allow for some diversity of uses within DEA to create the right conditions for businesses to invest, expand and adapt and so the policy does allow for appropriate alternative employment generating uses to locate within DEAs where, subject to the sequential test if required, they are complementary to the existing business use in that location, support the primary function of the DEA, and individually and/or cumulatively would not undermine the integrity and function of the DEA.

12.6 For the purposes of this policy appropriate alternative employment generating uses are those not classed as business uses within this Plan, but are uses that serve the businesses and employees in these locations and which support the function and operation of DEAs without compromising their integrity. Where such proposals would result

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in the loss of employment land and/or floorspace the applicant will be required to provide justification for the loss, including marketing evidence (minimum six months) to demonstrate that the site is no longer attractive for business uses. Each DEA has its own identity and the differing nature of the existing uses contributes to the individuality and function, and therefore it should be recognised that what is appropriate in one location may not be appropriate in another.

12.7 The redevelopment and regeneration of DEAs to provide additional business development that meets the needs of the District will be supported to allow businesses to expand, attract inward investment and respond to modern business requirements.

12.8 Changes in planning legislation in 2013 and in 2020 have reduced the Council's ability to protect the integrity of the District's DEAs as offices can be converted to residential under permitted development rights subject to a prior approval process. In addition, the changes to the Use Classes Order means offices now fall within a new use class, Class E, and changes of use between the different uses within Class E do not constitute development and therefore do not require planning permission. The Council will monitor the DEAs and may consider the use of conditions and/or planning obligations to restrict permitted development rights on new development to ensure the integrity and function of a DEA is not undermined and to maintain the supply of employment land for business uses.

12.9 The NPPF requires main town centre uses, which includes offices, to satisfy the sequential test. The sequential test ensures such uses are directed to town centres in the first instance, followed by edge of centre then out of centre sites where there are no sequentially preferable suitable or available sites. Given the DEAs are designated for business uses including offices, and in the interest of promoting a supply of office space to meet the District's future requirements, proposals for offices within DEAs will be exempt from the sequential test.

12.10 This policy applies to all DEA across the District, existing and new. A full list can be found at Appendix 4 and all DEAs are defined on the Policies Map.

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Policy DM32

Development within AWE

Development within the Aldermaston and Burghfield Atomic Weapons Establishments (AWE) will be supported where it directly sustains the functioning of each of the AWE sites as Government research and defence establishments.

Supporting Text

12.11 The NPPF outlines that planning policies and decisions should recognise and support development required for operational defence and security purposes.

12.12 The Employment Land Review (ELR) and the West Berkshire Economic Development Strategy (2020) comment that the AWE sites at Aldermaston and Burghfield are large employers, drawing in employees from local areas and indirectly supporting businesses in nearby business and industrial parks. The uses at the sites relates to defence services, owned by the Secretary of State for Defence, delivering the warhead contribution to the national and international UK nuclear deterrent. The specialist nature of the activity within the sites means that development on the sites are not covered by policies SP17 and DM35, and are not Designated Employment Areas.

12.13 Development covered under this policy would relate to new building, extensions, redevelopment, conversion and the change of use of buildings, and where planning permission is required the refurbishment of buildings. Uses would cover offices, uses in connection with science, research and development, manufacturing, storage, energy and infrastructure. Planning permissions should also positively consider the temporary use of land needed in connection with site optimisation and phased delivery of development.

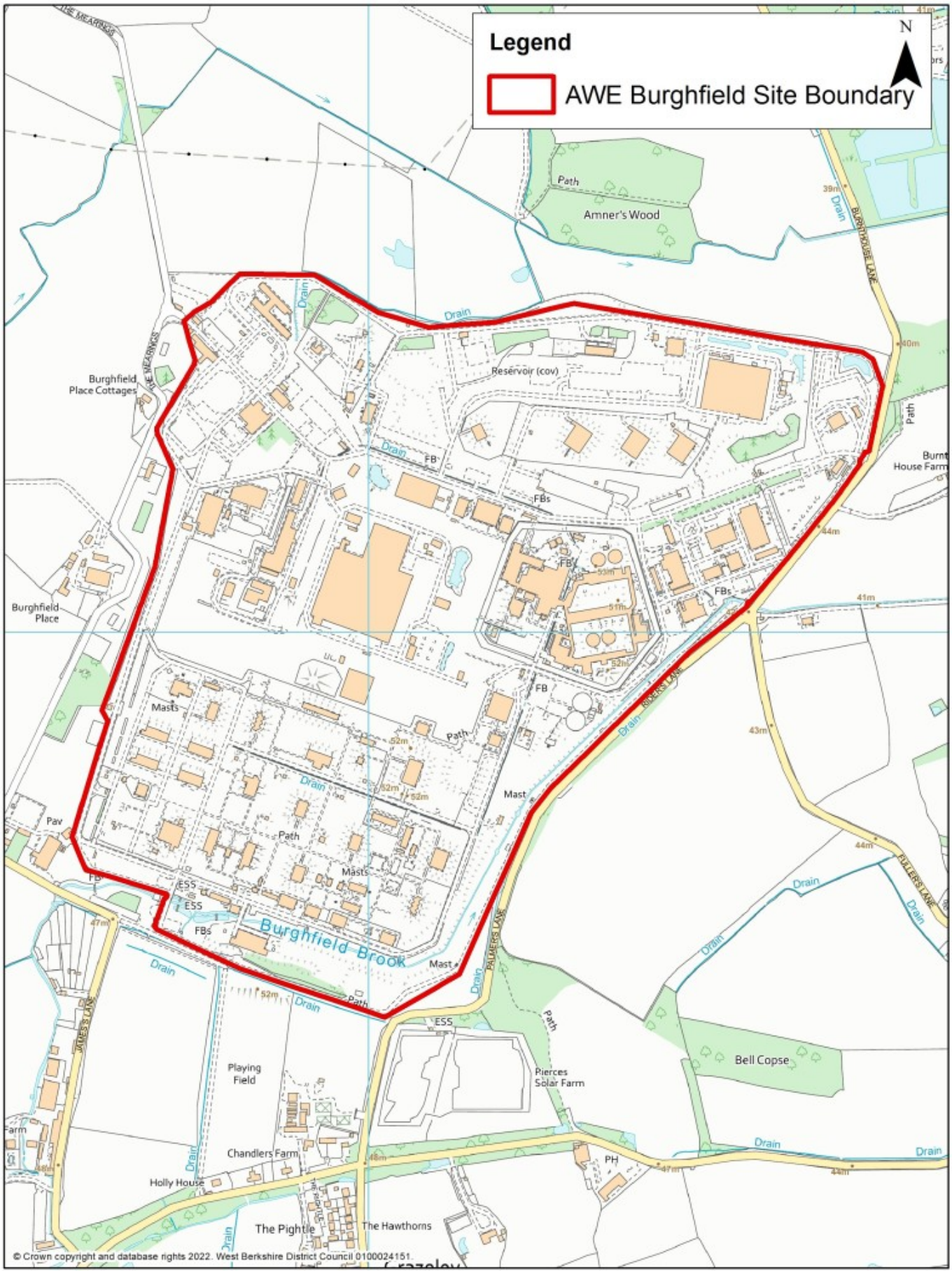
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AWE Aldermaston



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AWE Burghfield



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Policy DM33

RAF Welford and Denison Barracks

Development within the site boundary of RAF Welford and/or Denison Barracks will be supported where it directly sustains the functioning of these defence establishments.

Development in the areas around RAF Welford and/or Denison Barracks will not be supported where it would adversely affect the defence related operation or capability of these sites and/or the safety and wellbeing of those within the relevant statutory safeguarding zones.

Supporting Text

12.14 RAF Welford and Denison Barracks provide important outputs that support national defence activities. The NPPF outlines that planning policies and decisions should recognise and support development required for operational defence and security purposes.

12.15 National policy also seeks to ensure that operational sites are not affected adversely by the impact of other development proposed in the area and that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.

12.16 RAF Welford is safeguarded due to its capacity as a military explosive storage area and as such it has statutory safeguarding zones to ensure that development and land uses will be compatible with MOD capability. The inner and outer safeguarding zones [(52)]are defined on the Policies Map and within the safeguarded area of RAF Welford the MOD is a statutory consultee under the provisions of the Town and Country Planning (safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2022 (DfT/ODPM Circular 01/2003).

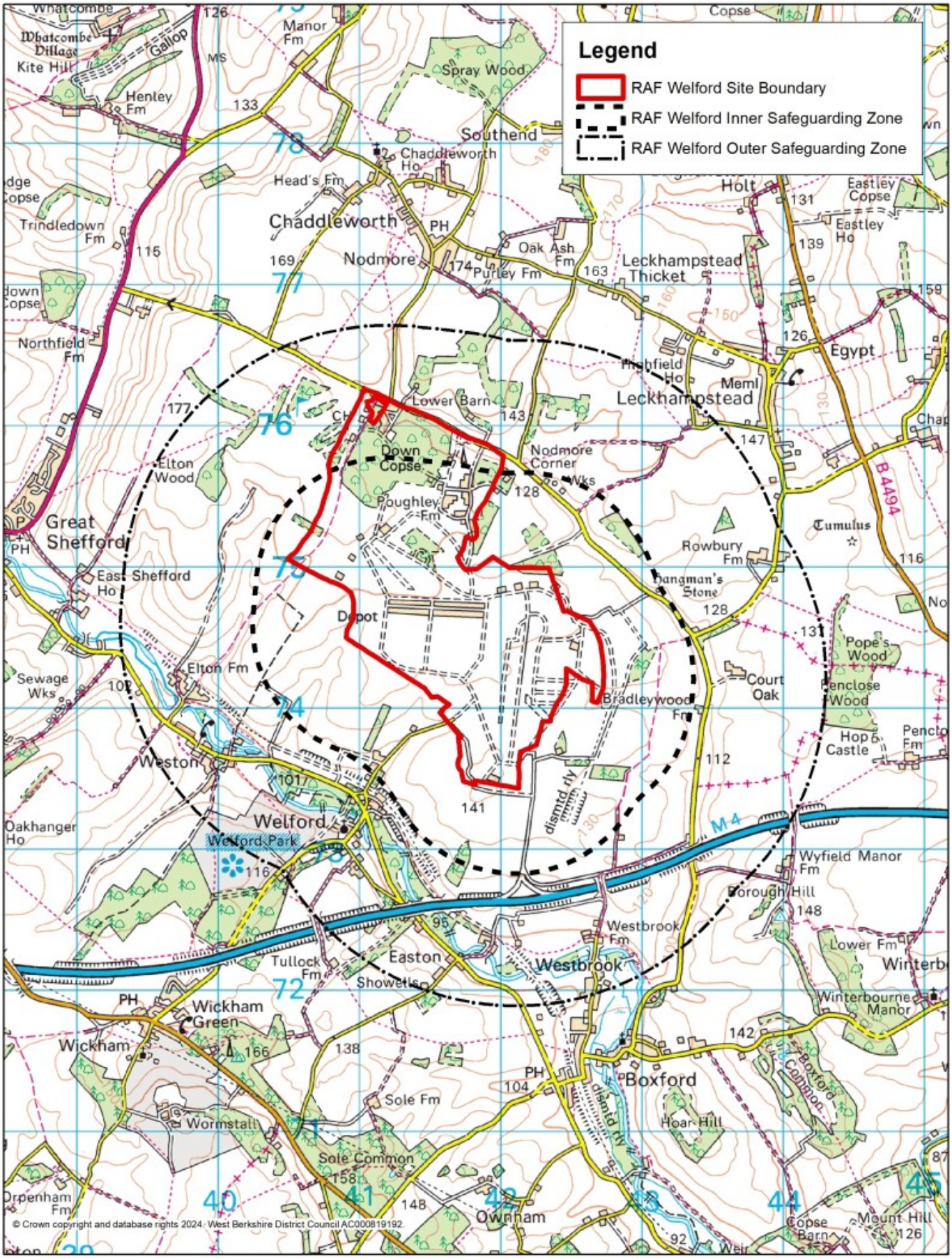
12.17 The MOD will object to development proposals which support people living, working, or congregating within the inner safeguarding zone of RAF Welford. In principle, the MOD does not object to land in the outer safeguarding zone being developed for residential, commercial and/or industrial land use purposes. However, within this zone, where applicable, requirements relating to the siting, design and construction of buildings, or changes to land use may apply.

12.18 Whilst Denison Barracks in Hermitage does not have safeguarding zones around the site, consideration should be given to the impact of development proposals on the operation and capability of the site as a defence establishment and the local planning authority will consult with Denison Barracks and/or MOD as appropriate.

52 The extent of the safeguarding zones shown on the Policies Map could change before the Plan is updated or superseded. Policy DM33 will be applied to the latest version of the RAF Welford safeguarding zones as determined by the MOD

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RAF Welford



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Denison Barracks



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Policy DM34

Retail Parks

The Council will seek to safeguard the following areas, defined on the Policies Map as Retail Parks, for retail and leisure uses:

- Pincents Lane Retail Park, Calcot;
- London Road Retail Area (along A4 between Newbury and Thatcham);
- Newbury Retail Park, Newbury.

Proposals within these areas should either individually, or cumulatively with other such proposals, have no significant detrimental impact on the vitality and viability of Newbury town centre or other nearby centres.

Supporting Text

12.19 Through this policy the Council will seek to safeguard and retain retail and leisure provision within the Retail Parks as defined on the Policies Map. The areas designated through this policy are established retail parks, often with a mix of appropriate class E, retail warehousing and leisure uses. These areas include the following locations:

- Pincents Lane Retail Park, Calcot;
- London Road Retail Area (along the A4 between Newbury and Thatcham);
- Newbury Retail Park, Newbury.

12.20 The Western Berkshire Retail and Commercial Leisure Study 2016 highlights that retail warehousing within the District performs well and in Newbury in particular attracts strong market shares from the western part of the District. The term retail warehousing within the Study refers to retail parks, standalone retail warehouse units and non-food floorspace within foodstores. Given these areas perform well and offer a different type and size of unit than that offered within the town and district centres it is important that such locations are safeguarded for retail and leisure uses to ensure the health and diversity of the local economy. Notwithstanding, the Council's main priority is to ensure vibrant and viable town and district centres (policy SP18), therefore any proposals within these areas would be subject to the sequential test where appropriate and should not have a significant detrimental impact either individually, or cumulatively with other such proposals, on the vitality and viability of Newbury town centre or other nearby centres.

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Policy DM35

Sustaining a Prosperous Rural Economy

Development proposals that contribute to sustaining a prosperous rural economy will be encouraged.

To support the rural economy, proposals for economic development in the countryside will only be permitted where they satisfy the following criteria:

a. The proposals demonstrate that the business can make a positive contribution to the rural economy;
b. The use/development is suitable for a rural location;
c. The proposals are compatible with uses in the surrounding area;
d. Where new buildings are proposed the landowner has not disposed of, or converted, any buildings to a residential use in the previous 3 years which could have met the needs of the development proposed;
e. Any proposals are of a high quality design, are appropriate in terms of siting scale, form, massing, character and appearance having regard to the surrounding rural area and its setting in the wider rural landscape;
f. New or replacement buildings are located within or adjoining an existing group of buildings and further expansion into the open countryside is avoided;
g. It would not generate traffic of a type or amount inappropriate for the rural roads, byways or restricted byways affected by the proposal or require improvements to these roads, byways, or restricted byways which could be detrimental to their character and use by motorised and non-motorised traffic;
h. It would not have a detrimental effect on the fabric, character and setting of historic buildings or other heritage assets; and
i. Appropriate proposals which make more efficient use of previously developed land will be encouraged.

Insofar as a planning application is required, proposals resulting in the loss of existing business sites and premises in the countryside, will only be permitted where the applicant can demonstrate that no alternative economic use can be found, and that the proposal does not have a significant negative impact upon the vitality and viability of the local economy of the surrounding rural area.

Supporting Text

12.21 Rural West Berkshire plays an important role within the District's economy and therefore it is essential that the businesses within it and the communities that rely on them are supported through planning policies and decisions. Many rural areas host a large number of small and medium sized enterprises which are vital to providing local job opportunities and a diverse economy and so this policy seeks to foster sustainable economic growth in the countryside without detriment to the environment. Proposals for farm diversification will be considered in accordance with policy DM36 and proposals for equestrian and the horseracing industry in accordance with policy DM37.

12.22 The NPPF includes a specific section on the rural economy and expects local planning policies and decisions to support the sustainable growth, and expansion businesses in rural areas, through the conversion of existing buildings and well-designed new buildings. The focus of rural policy nationally and locally is on expanding the diversity of the rural economy while recognising the intrinsic character and beauty of the countryside, and this is recognised in the Council's Economic Development Strategy.

12.23 Appropriate proposals that contribute to strengthening the rural economy will be supported provided that all of the criteria in the policy are met. These are designed to safeguard against functionally, visually or environmentally inappropriate development in the countryside.

12.24 The West Berkshire Landscape Character Assessment (2019) outlines that rural areas are more at risk from piecemeal development, and thus it is especially important to consider the impact that developing or redeveloping a site will have on conserving and enhancing local distinctiveness and sense of place. A successful development in the countryside depends on having a clear understanding of the site's significance, its setting in the wider landscape and sensitivity to and capacity for change.

12.25 New economic development, or proposals to expand existing premises in the countryside will be supported provided they are suited to a rural location, meet the requirements of this policy, and where relevant, other national and local policies on employment locations and protected environments e.g. SP2, SP17, etc. In demonstrating that the business can make a positive contribution to the rural economy supporting evidence will be provided with a planning

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application. Such evidence could include a business plan, whole estate plan or similar. For new businesses in particular, this can aid in illustrating the viability of the proposal. An assessment will be made as to whether planning conditions will be required to limit changes of use which would otherwise be permitted under the Town and Country Planning (Use Classes) Order 1987 (as amended) in order to achieve the objectives of the policy, and to avoid pressure for non-economic uses in locations which may not be suitable (e.g. residential).

12.26 The overarching spatial strategy for West Berkshire focuses development on previously developed land (PDL). Whilst developers are expected to make the best use of PDL within settlement boundaries, this policy provides some flexibility, to allow for some development on PDL in the countryside to enable the sustainable growth of rural businesses, as long as it meets the wider objectives of the Local Plan. However, all proposals will firstly be considered in a landscape led context because previously developed sites will not always be appropriate in terms of landscape character. Wider development needs and pressures will not be accepted as a reason to develop on any site outside of settlement boundaries.

12.27 Where re-use of buildings is proposed, re-use for business is the Council's strong preference, in order to safeguard the local economy. Notwithstanding this position, it is acknowledged that for some buildings future economic use is not viable. Applicants will be expected to demonstrate that this is the case, and that any alternative proposal does not have a significant negative impact upon the vitality and viability of the local economy of the surrounding rural area.

12.28 Permitted development rights exist for the conversion of certain buildings to residential use. Notwithstanding these rights, in cases where a planning application is required, the provisions regarding the loss of a business site or premise in this policy will apply.

12.29 In applying the policy the Council considers it essential that both the integrity and setting of historic farm buildings are conserved and enhanced. Their appropriate conservation and re-use will ensure that the historical investment that has been made in their materials and energy will be sustained.

12.30 The NPPF notes that, in rural areas, sites which meet local community and business needs may have to be found in locations that are not well served by public transport. It will therefore be important that the scale and density of development proposals are related to the site's accessibility, character and surroundings. In less accessible locations, positive weight will be given to proposals that demonstrably offset their accessibility by clearly delivering other environmental benefits.

12.31 Assessment of the highway implications will be made on the basis of the proposal and what would be considered necessary in terms of improvements by the Highway Authority. The reference to 'rural roads' is a generic term and the Council would be concerned as to the effects of the proposed development on rural tracks, footpaths and bridleways. Relevant considerations would include past and existing levels of traffic generated from the site; the level, type and frequency of traffic likely to be generated by the proposed development; and traffic levels accepted under any existing planning permission attached to the land.

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Policy DM36

Farm Diversification

Proposals relating to the diversification of existing farms in the countryside, will be supported where the proposal complies with the following criteria:

a. The use/development is suitable for a rural location;
b. It does not cause severance or disruption to the existing business and it is demonstrated that the development can make a long-term contribution to sustaining the farm business as a whole;
c. Diversification activities remain subsidiary to the agricultural operation, in terms of physical scale and environmental impact;
d. It re-uses or replaces existing buildings wherever possible. Where this is not feasible, new development should be related physically and functionally to existing buildings;
e. When new buildings are proposed, the business has not disposed of a building or converted one to a residential use in the previous 3 years which could have met the need of the development proposed;
f. It is of a high quality design, appropriate in scale, bulk, form, impact and siting to the character and local distinctiveness of the surrounding rural area and its setting in the wider rural landscape;
g. The use of materials is appropriate within the local architectural context;
h. Any internal and external changes do not harm the significance of a heritage asset in accordance with policies SP9 and DM11;
i. It would not cause unacceptable levels of disturbance, nuisance or environmental harm to nearby properties or other adjacent land uses by noise, smell, dust, pollution, lighting or operations at unreasonable hours; and
j. It does not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal or require improvements to these roads which could be detrimental to their rural character.

Supporting text

12.32 The countryside of West Berkshire includes significant areas of privately owned and farmed landscapes with rural estates and farms, both large and small, playing a vital role in both the development of a sustainable rural economy and the conservation and enhancement of the diversity and local distinctiveness of the landscape character across the district as a whole. Within this context, the purpose of this policy is to continue to support the long term viability of agricultural businesses.

12.33 The objective of diversification is to allow the primary agricultural unit to be retained whilst being supported by other forms of income such as:

- Farm shops selling local produce;
- Educational facilities directly related to the farm/countryside location;
- Leisure facilities promoting the quiet enjoyment and understanding of the countryside, including increased access to the countryside;
- Tourist accommodation;
- Small-scale generation of electricity or heat from local renewable sources of energy, primarily for use on site or in the local area;
- Appropriately scaled processing facilities for the outputs of the unit or of other agriculture businesses in the local area;

12.34 For larger businesses, ‘whole farm or estate plans’ can be particularly helpful in identifying potential opportunities in a holistic way. In order to encourage partnership working and to aid decision making, when considering proposals for development within rural estates and large farms, positive regard will be had to proposals which are part of a ‘whole farm or estate plan’ that has been endorsed by the Council.

12.35 The use of previously developed land, and sites that are physically well-related to existing settlements, are encouraged where suitable opportunities exist. What is considered suitable will depend very much on the individual characteristics of a proposal and its context and the impact of cumulative development. Consideration will therefore include the site itself, and the amount and type of existing development; the type and nature of development proposed; where the development is located; whether the proposal responds positively to its rural context; and the intensity of

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the proposed use compared to the existing us (e.g. looking at the visitor movements associated with the proposed use). A more restrictive approach is taken to new residential development and this is set out in policy DM1. Policy DM36 is therefore not relevant to schemes which seek the redevelopment of previously developed land in the countryside for residential uses.

12.36 Re-use and adaptation of existing farm buildings should normally take priority over redevelopment unless it can be demonstrated that redevelopment would be a better option given the extent of environmental improvement that would occur.

12.37 In applying the policy the Council considers it essential that both the integrity and setting of historic farm buildings are conserved and enhanced. Successful proposals depend on having a clear understanding of their existing significance, their setting in the wider landscape and their sensitivity to and capacity for change. Their appropriate conservation and re-use will also ensure that the historical investment that has been made in their materials and energy will be sustained.

12.38 Proposals for visitor/tourist accommodation should be economically viable in the longer term and applicants will be expected to clearly demonstrate this as part of a planning application submission. Planning conditions may be applied or the Council may require applicants to enter into a legal agreement to ensure that such accommodation remains ancillary to the main use of the site and to ensure that such buildings are not sold off separately to be followed by applications for further housing or residential accommodation.

12.39 Assessment of the highway implications will be made on the basis of the proposal and what would be considered necessary in terms of improvements by the Highway Authority. The reference to ‘rural roads’ is a generic term and the Council would be concerned as to the effects of the proposed development on rural tracks, footpaths and bridleways. Relevant considerations would include past and existing levels of traffic generated from the site; the level, type and frequency of traffic likely to be generated by the proposed development; and traffic levels accepted under any existing planning permission attached to the land.

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Policy DM37

Equestrian and Horseracing industry

Equestrian Development

Proposals for all equestrian development that help to strengthen the rural economy and increase opportunities for people to enjoy the countryside in a sustainable way, will be supported.

Proposals for the development of equestrian facilities, whether domestic or commercial, will be permitted where it satisfies the following criteria:

a. Is appropriate in terms of siting, scale, massing, character and appearance and level of activity;
b. Re-uses existing buildings wherever feasible and viable;
c. Where new buildings are proposed there are no existing buildings within the site or in proximity that might reasonably be used instead of the proposal, and no buildings have been disposed of, or converted to a residential use in the previous 3 years which could have met the needs of the development proposed;
d. Locates new buildings, stables, yard areas and facilities adjacent to existing buildings provided they respect the amenities and activities of surrounding properties and uses;
e. Responds positively to the character of the landscape, its historic context and its setting in the wider landscape;
f. Is well located to existing utilities and transport infrastructure, including vehicular and field access, tracks and bridleways;
g. Provides new or supplementary landscape features including planting and hard landscape features and boundary treatments, consistent with local character;
h. Does not have an adverse detrimental impact on the amenity of neighbouring properties and the wider local area by reason of noise, lighting, smell, dust, nutrient pollution, overlooking, or other general disturbance;
i. Demonstrates appropriate safeguards to prevent the pollution of ground and surface water; and
j. It would not generate traffic of a type or amount inappropriate for the rural roads, byways or restricted byways affected by the proposal or require improvements to these roads, byways, or restricted byways which could be detrimental to their rural character and/or use by motorised and non-motorised traffic.

In all cases, proposals will be expected to demonstrate the adequate provision of land to allow for the proper care of horses, including stabling, grazing and exercise, having regard to the Equine Industry Welfare Guidelines, the British Horse Society standards or the British Horseracing Authority as appropriate.

Particular consideration will be given to the cumulative effects of proposals on the local area and the wider landscape and environment.

North Wessex Downs National Landscape Horseracing Industry

Whilst conserving environmental quality and countryside character, the horseracing industry in the National Landscape will be protected, and its sensitive growth will be allowed for. Within this context:

i. Suitable existing establishments or facilities are expected to be retained. Re-development or conversion of those establishments away from uses essential to the horseracing industry will be subject to the tests of both suitability and necessity outlined in the supporting text to this policy;
ii. Permanent fragmentation will be resisted;
iii. Proposals for associated new residential accommodation in the countryside will be permitted in accordance with policy DM23 where genuine need is suitably demonstrated through a business case and accommodation cannot be reasonably secured within existing settlements;
iv. Development proposals, particularly within or around Lambourn and Upper Lambourn, which would negatively impact on the long term vitality and/or viability of the horseracing industry as a whole, will be resisted. There must be clear and convincing evidence that the development would generate planning benefits that would outweigh any significant harm to the horseracing industry as a whole; and
v. Proposals for related development such as those providers of goods and services to the industry will be supported and considered in accordance with policy DM35.

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Newbury Racecourse

Newbury Racecourse's viability as a major tourist attraction and economic driver will be maintained and future development proposals will have a positive impact upon the ability of the Racecourse to continue operations as normal and potentially expand in the future. Proposals within and adjacent to Newbury Racecourse will be design and community led to secure high quality sustainable development that is sensitive to the environmental quality and historic character of the area.

Supporting text

12.40 Equestrian activities and related development, and the horseracing industry are characteristic features of West Berkshire, and are of particular importance to the rural economy.

12.41 The policy recognises the important links between the various aspects of the equestrian industry and the shared facilities and infrastructure that support it, such as veterinary practices, institutions providing social and medical support, specialist retailers and equipment suppliers, farriers and horse transporters, horse feed merchants, livery yards and riding schools which cater to both commercial and more recreational markets. Whilst this policy sets out the Council's approach specifically to equestrian development, it also makes clear that proposals for related development such as those providers of goods and services to the horseracing industry will be considered in accordance with policy DM35.

12.42 Within an overall context of development restraint in the countryside the policy encourages proposals that help to strengthen the rural economy and increase opportunities for people to enjoy the countryside in a sustainable way.

12.43 Land used for equestrian activities such as grazing land, stables, field shelters and other equine buildings, gallops and access routes, can all impact on both the visual and physical nature of the environment. It is particularly important that development proposals are in keeping with the character and appearance of the local area and prevent the spread of the built form in the countryside and National Landscape and this will be expected to be addressed through qood quality design.

12.44 Wherever viable, existing buildings should be re-used to avoid additional buildings in the countryside. The location of new buildings like stables, field shelters, and tack storage can easily change the character of an area and should be kept to a minimum. The layout of buildings should seek to contain and enclose yard areas for storage, parking and other activities. The management of manure and waste should take account of the amenities of the neighbouring uses as well as environmental protection requirements.

12.45 Equestrian development such as new barns and manèges should be sensitively lit. Development that would impact on dark night skies such as barns with extensive glazing and roof lights, floodlit manèges and other intrusive lighting may not be permitted. Sites that are well located to the bridleway network can provide good recreational opportunities.

12.46 Private stables and loose boxes can have a detrimental visual impact on the character of the countryside particularly where there is an accumulation of other items such as jumps and equipment such as horse boxes. This visual impact may be further compounded if a field has been divided up into a number of horse paddocks, each with an accumulation of equipment. The cumulative impact of proposals will therefore also be taken into account.

12.47 Proposals for the conversion to residential use of existing disused or redundant buildings in the countryside formerly used for equestrian activities will be considered in accordance with policy DCM25 except where special justification is made in relation to the horseracing industry as set out below.

12.48 New field shelters and stables erected for leisure purposes will not normally be considered suitable for conversion to residential purposes or commercial purposes. If they are no longer required for the accommodation of horses it is expected that the buildings will be removed. Where necessary, planning conditions or planning obligations will be used to control the permission.

12.49 The policy makes clear that proposals for equestrian development will need to provide appropriate safeguards to prevent the pollution of ground and surface water. Any applications which lie within the Nutrient Neutrality Zone of the River Lambourn or the River Test, as shown on the Policies Map, will need to provide sufficient information, including appropriate nutrient budget calculations, to show how any net increase in phosphorous/nitrogen will be mitigated to achieve nutrient neutrality.

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North Wessex Downs National Landscape Horseracing Industry

12.50 The North Wessex Downs National Landscape is home to around 10%[53] of Britain's racehorse trainers and the Lambourn area is a nationally important centre of activity for the horseracing industry second only to Newmarket. The horseracing industry is one of the strongest rural industries in the district, employing over 700 people and contributing £22 million each year to the economy. Substantial investments in recent years, including the upgrading of the public gallops by the Jockey Club Estates and other training yards, has also enhanced Lambourn's status within the industry. The industry has long been a fundamental part of the character of Lambourn and the surrounding villages with the Lambourn Valley sometimes referred to as 'The Valley of the Racehorse'. The traditional gallops landscape and views of racehorses training are valued features of the character of the area.

12.51 The policy aims to allow for the protection and sensitive development and growth of the horseracing industry whilst conserving environmental quality and countryside character. This includes the built and natural form, and social and economic aspects such as the influence of the horseracing industry as part of the local economy which gives Lambourn its unique character. Outside of settlements, preference will be given to proposals that seek to locate within valleys and avoid development on hilltops or ridgelines. Equine buildings on sites which are open, exposed, elevated or sloped are likely to have particular landscape impacts that may make it difficult to achieve sensitive design solutions.

12.52 The policy aims to prevent pressure for redevelopment of existing facilities to other uses, and fragmentation of existing sites. These pressures could lead to the decline of the industry locally, threaten the character and form of settlements, and increase pressure for replacement facilities in environmentally sensitive areas. Protecting training yards from development for alternative uses is particularly important in difficult times for the Industry.

12.53 The variety in yard sizes is an important feature for the industry in this area and this can help support the start-up of new trainers. Throughout a trainer's career they will require different sized yards at different times for a variety of reasons, and a range of yard sizes allows them to move within the same area, retaining access to local gallops, staff and owners. A small yard could range in size from 10 to 40 horses and could work with as few as six boxes. Given the Rules of Racing[54],it is difficult to sub-divide yards. As such, spare box capacity does not demonstrate an ability to go without certain individual yards which are important for new trainers and for those who are down-sizing their operations.

12.54 Access to gallops is important for yards and opportunities for improving access routes should be fully explored before a yard is considered for re-use or redevelopment. In considering access to gallops, a trainer would consider safety of the horses and the time taken to get to the gallops which will depend on the number of horses in training, how many riders are used, and how many outings to the gallops are needed. Some trainers will depend upon the gallops provided and maintained by the Jockey Club Estates.

12.55 In terms of interpreting the policy, existing establishments or facilities includes land and buildings relating to the horseracing industry, including residential development. The policy makes clear that re-development or conversion of those establishments away from uses essential to the horseracing industry will be subject to the tests of suitability and necessity given the importance of the industry to West Berkshire and the Lambourn Valley in particular. It is considered important to adopt such an approach in order to protect and sensitively grow this specialist industry whilst responding to its unique characteristics.

12.56 **Suitability test***:* In considering the suitability of existing establishments, the key factors to consider will be:

a. The existing range of facilities on the site and their adequacy for the purpose of training and/or breeding horses, or their capability for adaptation to meet such needs; and
b. The availability of and access to (including the potential for improved access) suitable gallops and training areas.

12.57 It is not the intention of the policy to retain training and breeding establishments that are no longer appropriate. The Council accepts that it cannot control the closure of businesses where there is little or no support and which are not economically viable. However, it can ensure that horseracing industry facilities are not displaced by redevelopment or changes to other land uses without first considering the consequences and potential loss to the industry. It can also ensure that applications for re-use or redevelopment should conserve the character and amenities of the settlement, the landscape and rural quality of the surrounding countryside and not materially harm the availability of local employment opportunities.

53 A study of the key effects of the horseracing industry on the North Wessex Downs Area of Outstanding Natural Beauty www.northwessexdowns.org.uk

54 Rules of racing by British Horseracing Authority are available to view at http:/rules.britishhorseracing.com

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12.58 **Necessity test:** Proposals for redevelopment or change of use will need to demonstrate the absence of harm to the horseracing industry through the loss of the existing facility. In order to show that there is no longer a demand for the yard or facility in that particular location development proposals will be required to provide:

i. A robust assessment which clearly demonstrates the absence of demand for the existing use and the absence of demand for an alternative horseracing industry related use (which should be the first priority);
ii. An assessment of the existing contribution that the facility makes to the horseracing industry, or in the case of a vacant site, the last known contribution;
iii. In the case of a derelict/vacant site, an assessment of the reasons for dereliction including a history of the previous uses and the attempts made to reuse it for horseracing industry related uses; and
iv. A robust marketing plan, to the satisfaction of the Council, as evidence to show that all reasonable attempts have been made to sell or let the site at a realistic price. Its scope should be agreed with the Council in advance but it would be expected to cover a sufficient period, show that the site has been marketed at an appropriate value and has been advertised in publications that are accessible to the horseracing industry.

12.59 Proposals for fragmentation of existing establishments and facilities should not adversely affect the operational use of the site or the industry as a whole. It is important to retain a supply of yards which are of various sizes to allow for market churn, ensuring the facilitation of start-up businesses as well as established businesses. The loss of a facility should therefore not detrimentally alter the critical balance and/or range of yard sizes available in the area.

12.60 It is acknowledged that there is a need in some circumstances to provide accommodation close to hand in order to provide 24 hour supervision as part of licensing requirements, or for the effective running of an establishment. It is the Council's preference for workers to be accommodated within existing nearby villages, so as to contribute to the overall sustainability of settlements and limit development in the countryside. Whilst racing charities and training yard owners provide some low cost and/or hostel accommodation in the area, it is recognised there is still a specific need for affordable single person accommodation in Lambourn. The policy makes clear that proposals for associated new residential accommodation in the countryside will be permitted in accordance with policy DM23. In accordance with that policy, the occupation of any residential accommodation will be restricted by a planning condition or legal agreement to rural workers involved in the day-to-day operations of the horseracing industry.

Newbury Racecourse

For Newbury Racecourse, the policy aims to ensure that the Racecourse maintains its status as a premier sporting and major events venue. The policy seeks to allow for sensitive development of the Racecourse and surrounding areas which do not have a negative impact upon the ability of the Racecourse to continue operations as normal or restrain appropriate and sustainable expansion opportunities in the future. The consideration of neighbour amenity will be an important issue when considering development proposals in support of events not related to the horseracing industry.

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Policy DM38

Development on Existing Educational and Institutional Sites in the Countryside

Development at existing educational and institutional sites in the countryside will be supported provided it complies with the following criteria:

a. It is demonstrated to the satisfaction of the Council that such development is necessary to meet the reasonable needs and operational requirements of existing educational and institutional establishments;
b. There are no existing buildings that are available and suitable, including locationally, that could reasonably be used to accommodate the proposal;
c. It is proportionate to the size and nature of the existing establishment;
d. Any proposals are appropriate in in terms of siting, scale, form, massing, character and appearance, having regard to the local environment and setting within the wider landscape. Development should positively reinforce local distinctiveness;
e. Any new buildings are located adjoining existing buildings or within or adjoining an existing group of buildings unless otherwise justified for operational reasons;
f. It does not harm the significance of a heritage asset or its setting or assets of archaeological interest in the area; and
g. It would not generate traffic of a type or amount inappropriate for the rural roads, byways or restricted byways, affected by the proposal or require improvements to these roads, byways or restricted byways which could be detrimental to their rural character.

Supporting text

12.61 Rural West Berkshire contains a number of existing educational and institutional establishments, including boarding schools. These establishments are found in a number of locations, some wholly within the countryside and some partly outside a defined settlement. Bradfield College is an example of an establishment partly within a defined settlement boundary, with some educational buildings and staff accommodation outside of the defined settlement boundary. Pangbourne College and Brockhurst and Marlston House School are examples of establishments outside of a defined settlement boundary.

12.62 The NPPF outlines that local planning authorities should take a ‘proactive, positive and collaborative approach’ to ensure a sufficient choice of school places to meet the needs of existing and new communities. This statement is in the context of all educational settings, within and outside of settlement boundaries.

12.63 The policy therefore makes provision for development required for educational, and institutional, establishments subject to complying with the criteria. This strikes a balance between the restriction on development in the countryside and the operational requirements of such establishments, whilst considering the impact on landscape and local infrastructure. It is necessary for an educational or institutional establishment to justify its need for additional facilities or accommodation as part of a planning application. It is expected that as part of this justification applicants provide details of searches for making use of existing accommodation on site or in the locality. An 'estate plan' or 'development framework' can be particularly helpful in identifying potential opportunities in a holistic way. In order to encourage partnership working and to aid decision making, when considering proposals for development within educational or institutional establishments, positive regard will be had to proposals which are part of a ‘estate plan’ or 'development framework' that has been endorsed by the Council.

12.64 In the case of new staff or student accommodation this policy applies. Planning conditions may be applied, or the applicant will be required to enter into a legal agreement, to ensure that such accommodation remains ancillary to the main use of the site and to ensure that such accommodation is not sold off separately to be followed by applications for further housing or residential accommodation.

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Policy DM39

Local Community Facilities

Development proposals for new and/or the expanded provision of local community facilities will be supported where the proposal complies with the following criteria:

a. A local need can be demonstrated;
b. It is accessible and inclusive to the local community it is intended to serve;
c. It is of a high quality design and proportionate in scale to the local area;
d. It has been subject to prior meaningful local community engagement; and
e. Appropriate consideration has been given to the use of shared spaces, the re-use and/or redevelopment of existing buildings within the local community.

Proposals which would result in the loss of an existing local community facility will only be permitted where it can be clearly demonstrated that:

i. It is no longer viable to retain the facility in its current use; or
ii. The facility is no longer needed and any need arising from its loss can be accommodated within easily accessible existing facilities, or
iii. To outweigh the loss of the existing facility, the proposal will deliver equivalent or, where possible, greater community benefit which is easily accessible to the community it is intended to serve.

The Council will support local communities who seek to provide and/or retain local community facilities through the Community Rights agenda.

Supporting text

12.65 The provision and retention of local community facilities is essential to the creation of sustainable communities, particularly in our rural areas. These facilities play an important role in providing for day-to-day living, as well as positively contributing towards wellbeing and social cohesion.

12.66 The NPPF is clear that local planning policies should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments. Planning policies should also guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

12.67 For the purposes of this policy, local community facilities include:

- Shops selling essential goods;
- Halls or meeting places for the principal use of the local community;
- Places of worship;
- Cultural buildings;
- Areas or places for community outdoor sport or recreation;
- Public houses;
- Post offices;
- Public health care facilities, including GP surgeries, dental practices and pharmacies.

Provision of local community facilities

12.68 This policy seeks to support suitable proposals for the provision of local community facilities in order to enable communities to meet their day-to-day needs. The provision of such facilities will allow local communities to thrive, and reduce the need to travel by car for everyday essentials.

12.69 It is important that proposals are sensitive to its particular location and proportionate in scale to the local area. Development proposals that deliver inclusive local community facilities through the shared use of space in accessible locations will be encouraged. The re-use and/or redevelopment of existing buildings within the local community will be supported where suitable opportunities exist, especially where sites are physically well-related to existing settlements.

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12.70 Local community engagement is essential to gauge the need for current and proposed local community facilities. Such engagement and consultation should be proportionate to the scale of the proposal.

Retention of local community facilities

12.71 The Council, through this policy, will seek to protect and retain local community facilities unless it can be demonstrated that, in order to outweigh the loss, the proposals will deliver equivalent or, where possible, greater community benefit which is easily accessible to the community it is intended to serve, or the facility is no longer viable, or it is no longer needed and any need arising from its loss can be accommodated within easily accessible existing facilities.

12.72 Where a development proposal could lead to the loss of a local community facility or reduce its functionality and/or viability, applicants must provide justification/evidence for its loss. As part of any assessment it will be essential to gain the views of the local community it is intended to serve, through meaningful community engagement and consultation.

12.73 Where an applicant wishes to demonstrate that the facility is no longer viable the following information should be provided:

a. A marketing report that outlines a robust marketing strategy and its results. As a minimum, the market report should outline details of a robust marketing strategy for the site, one which genuinely tests the markets at a realistic price over a period of at least six months. The report must also show, as a minimum:

- official confirmation by the marketing agent that the premises were appropriately and extensively marketed with no reasonable offer of sale or rent;
- an enquiry log, details of how the enquiry was followed up and a review of why it was unsuccessful; and
- evidence of property particulars and extensive advertising, via photos of physical signage and adverts, along with screenshots from online advertisements and accompanying analysis of activity.

b. A commercial viability study that sets out as a minimum, financial viability details and what measures have been taken in an attempt to return the facility to a viable business. This could include details of commercial initiatives introduced, development proposals for the business etc.

12.74 Where an applicant wishes to demonstrate that a facility is no longer needed/required and any need arising from its loss can be accommodated within easily accessible existing facilities, an assessment of local need will be required to support such a proposal. This assessment will need to demonstrate, as a minimum, that there are available, accessible and inclusive alternative existing community facilities, of an equivalent or better quality to those lost, which would meet the community need without causing an unreasonable shortfall in local provision.

12.75 Public houses in particular serve important social, community and economic functions in maintaining the vitality and viability of communities. Public houses also have important links to leisure and tourism, and contribute to the distinctiveness and vibrancy of towns and villages. The loss of a public house from a community can be especially severe if it is the only remaining facility in the area and is a focal point for that community. While the planning system cannot prevent a business from closing, it can positively manage any applications for change of use, including conversions to private dwellings. The Council will encourage the combination of services or activities, such as post offices, shops or related brewing functions with the existing public house use.

12.76 Any partial loss or subdivision of a local community facility will only be permitted where it can be clearly demonstrated that this will contribute to and/or not prejudice the economic viability or future operation of the facility as a whole. In order to avoid the unnecessary loss of such facilities, this policy applies to any building or the land upon which it sits.

12.77 The NPPF is clear that proposals for small scale rural development will not be subject to the sequential approach. Where the decision maker has concerns over the scale and/or impact of a proposal in a rural area a sequential assessment and/or impact assessment may be sought.

12.78 When considering planning permission for new buildings or changes of use to local community facilities, an assessment will be made as to whether planning conditions will be required to limit changes of use which would otherwise be permitted under the Town and Country Planning (Use Classes) Order 1987 (as amended) in order to achieve the objectives of the policy.

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Community Rights agenda

12.79 The Community Rights agenda was introduced as part of the Localism Act in 2011 and includes initiatives such as the Community Right to Bid and the Community Right to Build.

12.80 The Community Right to Build gives local communities the right to bring forward small-scale community-led developments. This right forms part of the neighbourhood planning provisions. The Community Right to Bid gives local communities to the ability to nominate local land or buildings to be included in a list of Assets of Community Value (ACV). This list is held by the Council, and once an asset is listed certain restrictions are then placed upon the owner should they decide to sell the land/building. The Council will support local communities who seek to provide and/or retain local community facilities through the Community Rights agenda.

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Policy DM40

Public Open Space

Proposals for residential development of 10 dwellings or more will be required to provide high quality public open space.

Wherever possible, on-site provision will be made to a standard of 3 – 4.3ha per thousand population. Where more appropriate to the circumstances of the site or the open space requirements, off-site provision or a financial contribution in lieu of provision will be considered.

Particular regard will be given to;

a. The location, size, condition and nature of the land;
b. The attractiveness, interest, multifunctionality, inclusivity and safety of the design, layout and facilities;
c. The suitability of the site for an appropriate range of recreational activities both formal and informal, including whether there is undue fragmentation into small areas which would limit their recreational value and potential;
d. The potential impact it has on protected sites or species and the contribution it makes to achieving biodiversity net gain;
e. The avoidance of undue disturbance or harm to the amenity of adjoining residents and landowners through the design and layout of the space and distribution of activities within it;
f. Its easy and safe accessibility from adjoining development areas by foot and cycle, and where necessary, public transport; and
g. Whether the provision meets anticipated demands for participation now and in the future having regard to any national or Council strategies on leisure and sports provision.

Supporting text

12.81 Public open space is land available to satisfy the recreation and leisure needs of the community. It can fulfil a number of functions including amenity land, Accessible Natural Greenspace (ANG), play areas, informal recreation and leisure or formal sporting activity. It will also fulfil an important function in supporting the overall green infrastructure in the district.

12.82 The NPPF requires local planning authorities to plan positively for the creation of open space as part of new developments, because it promotes physical activity, positive mental wellbeing and healthy childhood development.

12.83 New development places additional demands on the supply and resilience of existing open space. It is important that new residential development meets the standards set out in this policy to provide sufficient public open space for new residents.

12.84 Proposals for new housing will be acceptable only where they include appropriate public open space and recreational provision, both in terms of space and associated facilities / equipment. Where the proposal is for the redevelopment of a previously developed site which includes existing residential dwellings, the net increase in residents will be calculated so that only the additional pressure on open spaces as a result of the development is taken into consideration.

12.85 The need for public open space provision will be generated by residential schemes of all types including sheltered housing schemes for older persons. Open space that is provided with the intention of being used exclusively by residents will not be an acceptable alternative to public open space provision. The only exception will be for accommodation for the frail elderly and care homes (Use Class C2).

12.86 This policy may be satisfied through on-site provision, off-site provision, financial contributions or a combination of the three, taking into account local circumstances. In general terms, provision on site is preferred, but it is acknowledged that this is not suitable on all sites or for all types of open space. Ideally public open space provision should be grouped into larger ‘park areas’ where both formal and informal recreation activities can be properly integrated and managed. Particularly smaller sites are unlikely to be able to provide useable good quality space to the required standard. In applying the public open space standard the Council will not normally accept areas of less than 0.2 hectares (0.5 acres) in size, unless adjoining an existing area where the total together would exceed the minimum viable size.

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12.87 Where off-site provision is made, the space must be made permanently available through formal agreement on other land in the applicant's control which is readily accessible from the development site and appropriate for public open space/recreational use.

12.88 Financial contributions to the Council in lieu of open space provision will be accepted only where it will be possible to provide new public open space or other appropriate recreation facilities easily accessible to the development site within a reasonable period of time.

12.89 In assessing the suitability of proposed open space provision, the Council expects not only the quantity standard to be met, but will consider the acceptability of the proposed provision. It will do so by reference to the criteria set out in the policy, and in consultation with relevant Council officers and by reference to relevant Council evidence and strategies.

12.90 Public open space must provide sufficient diversity and quality to fulfil a variety of recreational roles, both formal and informal, with a balance between them that is appropriate to local needs and circumstances. Generally speaking a scatter of small areas has less recreational potential than one or two larger areas.

12.91 Open space should form a clearly defined focal point for the development, be fully integrated into the design of the scheme and readily accessible to all potential users including for management and maintenance purposes. Any development briefs or masterplans for sites are expected to make the open space one of the central pillars of the design ethos of the scheme.

12.92 Public open space should be genuinely available in perpetuity to the public at large. The Council will normally seek the transfer of public open space areas into local authority ownership/control in a condition appropriate for such use, and together with a reasonable sum for their ongoing maintenance.

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Policy DM41

Digital Infrastructure

The roll out and continued improvement of digital infrastructure serving all parts of the district will be supported. This includes full-fibre gigabit-capable broadband, 4G and 5G technologies.

Applicants will be required to actively demonstrate that they have considered gigabit-capable broadband and mobile connectivity within their proposals for new residential, employment, and retail developments.

Adverse impacts on the successful functioning of existing digital infrastructure shall be avoided. Where this is not possible, appropriate mitigation shall be provided.

Supporting text

Digital infrastructure comprises of physical telecommunications components such as fixed broadband and mobile connectivity. High quality digital infrastructure is key to ensuring economic growth and social inclusion, and this is recognised in the NPPF.

12.93 The NPPF expects planning policies and decisions to support the expansion of digital infrastructure. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments, as these connections will, in almost all cases, provide the optimum solution.

12.94 In March 2020, the government stated its intention to amend Building Regulations to require all new build developments to have the physical infrastructure to support gigabit connections. At the time of writing building regulations remain unchanged. However the LPR policy has had regard to this.

12.95 The six Berkshire authorities [55], including West Berkshire District Council, are implementing a Digital Strategy and have set-out a “Connected Berkshire Vision and Strategy” to ensure that over 95% of households and business have access to full fibre coverage (providing Gigabit capable connectivity) and to eliminate all 4G poor coverage areas by 2025. A suite of guidance is being produced by the six authorities to support the Digital Strategy which will act as good practice for developers to help them determine the best solution for their proposals.

12.96 With this in mind, the Council will expect all new residential and employment generating premises commercial premises to be served by high speed reliable gigabit-capable broadband, wherever possible in the form of fibre to the premises (FTTP), or any new or alternative technologies that may come forward during the lifetime of the Local Plan. Where it is not currently viable to deliver FTTP broadband, the fastest viable alternative connection should be provided, together with adequate ducting to allow FTTP connections to be made easily at a later date, without the additional costs of retrofitting.

12.97 Applications for major residential and employment development will be expected to be supported by a connectivity strategy which demonstrates how the development delivers future-proofed infrastructure and supports sustainable communications services, having regard to the latest appropriate Building Digital UK[56] strategy and other relevant industry guidance. Developers should engage with broadband providers at the earliest opportunity to enable the highest possible internet connection speeds to be provided in new developments.

12.98 The Council will work with the telecommunications industry to maximise access to super-fast broadband, wireless hotspots and improved mobile signals for all residents and businesses, assisting them in delivering their investment plans and securing funding to address any infrastructure deficiencies or barriers, including through the Superfast Berkshire project[57].

55 http://www.thamesvalleyberkshire.co.uk/digital-infrastructure-group
56 https://www.gov.uk/guidance/building-digital-uk
57 http://www.superfastberkshire.org.uk/

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Policy DM42

Transport Infrastructure

Proposals for new development will be expected to demonstrate the type and level of travel activity likely to be generated. In order to assist in tackling the climate emergency, this travel activity will be expected to be minimised by the design of developments that support low levels of travel with a focus on local journeys that can be made sustainably. Developments will be required to be supported through a range of infrastructure associated with different transport modes. New development will only be supported where the relevant transport infrastructure is delivered in a timely manner. Development will, where necessary, be required to make a proportionate contribution to the provision of or improvement to transport infrastructure including, where relevant, the following:

a. Connections and improvements to local pedestrian, cycle and equestrian networks, including access to public transport routes;
b. Walking, cycling and equestrian infrastructure identified in relevant Local Cycling and Walking Infrastructure Plans;
c. Secure cycle and motorcycle parking;
d. Improvements to passenger facilities across a range of transport interchanges;
e. Provision of real time passenger information at bus stops along key bus routes;
f. New or improved passenger transport services;
g. Improvements to the safety and operational capacity of the local road network;
h. Works to allow the re-use of former railway line alignments as walking, cycling, and equestrian routes; and
i. Provision of electric vehicle charging points and associated infrastructure.

Supporting Text

12.99 The NPPF states that transport issues should be considered at the earliest stage of development proposals, so that the potential impact on transport networks can be addressed, that opportunities from existing and proposed infrastructure are realised, and that opportunities to improve walking, cycling and public transport are identified and pursued. At all stages, proposals should consider the need of reducing the need to travel, especially during the working day. Where possible, services and facilities should be located within an acceptable walking distance and cycling distance of new places of employment or residences.

12.100 The development and delivery of transport infrastructure will need to contribute to the aims of policy SP19 and relevant Council strategies and plans, such as the West Berkshire Environment Strategy, July 2020 and the Local Transport Plan. There is a need for development to assist in the provision of deliverable measures that will contribute towards modal shift to sustainable modes of travel for residents and employees of both new development, and if possible, for existing communities.

12.101 The Council actively seeks to further develop walking, cycling, and equestrian networks in the District to encourage more travel by sustainable modes. As part of this, Local Cycling and Walking Infrastructure Plans (LCWIPs) identify specific walking and cycling improvements on key corridors. These are largely centred on the urban areas with one covering Newbury and Thatcham urban area and the other including the Eastern Urban Area. For the latter plan the Council has partnered with Reading and Wokingham Borough Councils in the development of a LCWIP for the wider Reading urban area. The LCWIPs will be used to inform the Council's own future investment strategies and CIL funding bids as well as to guide the delivery of the most appropriate walking, cycling, and equestrian infrastructure to support new development.

12.102 The Council as both local planning and local highway authority will need to ensure that development proposals will not result in an unacceptable impact for any user of both the local and strategic road networks.

12.103 Whilst it is anticipated that the majority of development will be focused in existing urban areas and within settlement boundaries, it is important that improvements are also sought to encourage sustainable leisure and recreational opportunities in the rural areas of the District. Specifically this could include opportunities to replace that part of the former Didcot, Newbury & Southampton railway line to provide between Hermitage and Newbury, a route

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for both leisure and potentially commuter use, incorporating existing minor roads and bridle ways as a walking, cycling, and equestrian route. Opportunities at other locations, including use of the Kennet and Avon Canal towpath, will be sought where applicable).

12.104 The provision of electric vehicle charging points and associated infrastructure supports the need for readiness for the banning the sale of new petrol, diesel or hybrid cars in the UK, which will occur during the lifetime of the plan, by 2030. While the provision of such infrastructure will be mandated in developments, developers will be encouraged to go further to help achieve a comprehensive public charging network in public car parks, supermarkets and retail parks, railway stations, and where is safe to do so, at petrol filling stations. The provision of such infrastructure is essential to contribute towards the achievement of a zero carbon West Berkshire by 2030.

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Policy DM43

Theale Rail - Road Transfer Site

The site at Wigmore Lane in Theale, as defined on the Policies Map, shall be safeguarded as a rail-road transfer facility.

Redevelopment of the site, in part or in whole, for uses that would compromise the operation of this facility will not be permitted.

Supporting text

12.105 The rail-road transfer site at Wigmore Lane, Theale, is an important infrastructure facility within the District allowing for the transfer of goods from rail to road, and this policy seeks to safeguard the site, as defined on the Policies Map, as a rail–road transfer facility, allowing the continued movement of freight from rail to road for other industries requiring such a facility, including for example the transfer of consumer goods.

12.106 The facility is primarily an aggregates terminal and the West Berkshire Minerals and Waste Local Plan (2022-2037). safeguards the site to ensure the supply of minerals and the continued export of minerals from the District by road. Proposals for any non-mineral development on the site would need to comply with policy 9 of the West Berkshire Minerals and Waste Local Plan 2022-2037. Should the exceptions be deemed to apply, policy DM43 will ensure the site continues to remain in use as a rail-road transfer facility, allowing the continued movement of freight from rail to road for other industries requiring such a facility, including for example the transfer of consumer goods.

12.107 The movement of freight by rail is vital to the local economy and plays a significant role in reducing congestion and carbon emissions. Many industries rely on rail freight for the movement of goods, and with the drive to reduce carbon emissions globally it is expected that demand for rail freight will continue to grow. Theale is the only location which offers rail - road transfer facilities in the area and which may have the potential to support rail freight growth. The site should be protected to ensure the infrastructure exists to allow for the transfer of rail freight to the highway network.

12.108 The extent of the rail-road transfer site is defined on the Policies Map.

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Policy DM44

Parking

Parking provision in association with development will be required to ensure that all modes have the facilities they require and that the balance of provision of these facilities between different modes reflects the need for travel activity to minimise carbon emissions and environmental harm.

Cycle and motorcycle parking should have regard to the Council's 'Cycling and Motorcycling Advice and Standards for New Development'. This sets out design standards and expected levels of provision for different types of development.

Electric vehicle charging points will be required to be installed for all development in line with requirements of the English Building Regulations as a minimum. These charging points may vary from communal points where there are shared parking areas in non-residential developments or for developments of flats, to individual points associated with houses. Details of how these charging points should be delivered and where there are opportunities to go beyond the minimum standards are set out in the Council's guidance 'Electric Vehicle Charging Points for new development'. This must be taken into account when planning new development.

Non-residential parking

In addition to cycle and motorcycle parking and adequate provision of spaces for electric vehicles to plug-in, priority should be given to provision for other ultra-low emission vehicles, car sharing spaces and car club vehicles.

The level of vehicular parking required will be judged on a case by case basis and will take account of:

a. The accessibility of the development;
b. The type, mix and use of development;
c. The availability of and opportunities for public transport;
d. Local car ownership levels; and
e. Other locally specific issues.

Residential Parking for New Development

The layout and design of parking spaces should take account of the parking design guidance included within the Council's 'Highway Design Guidance for Residential Development' in order that good quality homes and neighbourhoods are created.

The following levels of parking (as a minimum) should be provided for residential development within the curtilage of the dwellings and / or within formal parking areas. Zones 1, and 2, and the eastern urban settlements zone are detailed on the accompanying maps (as set out in Appendix 5) and Zone 3 covers all other parts of the District.

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	Flats (+1 additional space per 5 flats for visitors)			Houses			
Bedrooms	**1**	**2**	**3**	**1**	**2**	**3**	**4**
Zone 1	0.75	1	2	1	1	2	2
Zone 2	1.25	1.5	2	1.25	2	2.5	2.5
Zone 3	1.5	1.75	2	1.5	2	2.5	3
Eastern urban settlements zone	1.5		2	1	2	2	3

Where flats and houses are built with bedrooms in excess of the thresholds given in the table above, these will be assessed on an individual basis.

Houses of multiple occupation represent special cases and will be dealt with on an individual basis.

Garages will not be counted as a parking space for the purposes of meeting the required levels of parking set out in this policy. Well-designed car ports will be accepted as a parking space.

Residential development resulting in an intensification of dwellings within an existing Residential Parking Zone will need to accommodate its parking needs within its site. The residents of the new development will not be eligible for a residents' parking permit under the Residents' Parking Scheme.

Travel Plans

The levels of parking for different modes as set out in this policy are required irrespective of whether the implementation of travel plan measures are associated with any given development.

Travel Plan measures will be required to be implemented in relation to most non-residential developments where a Transport Assessment is required as set out in policy SP19.

For residential developments of 60 or more dwellings travel plan measures will be required to be implemented. Where appropriate, any development below 60 dwellings may be requested to implement travel plan measures. The judgement regarding the need for travel plan measures lies with the Council and will take into account any relevant specific local circumstances.

Residential developments of 10 or more dwellings will be required to provide new residents with a travel information pack containing relevant details to inform residents of their travel choices and encourage sustainable travel.

Supporting Text

12.109 The provision of the appropriate levels of parking for different modes and purposes will remain a balancing act. Sufficient parking should be provided so that there is not an undue impact on the safety and operation of the surrounding local transport networks, however, the provision of plentiful parking spaces can encourage undesirable higher levels of car ownership and usage which does not accord with the Council's declared climate emergency.

12.110 The way in which different parking areas are designed are important factors in creating good quality environments in the areas where people work and especially where people live. The residential parking standards included in this policy, along with the West Berkshire Highway Design Guidance for Residential Development, seeks to ensure the delivery of good quality neighbourhoods for West Berkshire.

12.111 To reflect the different levels of accessibility across the District, the policy refers to four parking zones. A broad description of these zones is included in the table below and they are shown on the maps included in Appendix 5. As part of the ongoing assessment work linked to this policy, the details of this appendix are under review.

12.112 The levels of parking for residential areas and the relevance of the zones have been developed following survey work from across the District covering different types of existing residential neighbourhoods.

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Table 8 Parking zones for residential areas

Zone	Description	Areas
Zone 1	Town Centre plus 5 minute walking zone	Newbury and Thatcham
Zone 2	Settlements including 500m buffer outside the adopted settlement boundary.	Not including areas within relevant zone 1, Newbury, Thatcham, Hungerford, Pangbourne and Theale within adopted settlement boundary, plus 500m buffer outside
Zone 3	Remainder of the District	All areas of the District not within Zone 1, Zone 2 or the Eastern urban settlements zone
Eastern urban settlements zone	Within the adopted settlement boundary of the Eastern Urban Area plus 500m buffer outside	Calcot, Tilehurst and Purley-on-Thames

12.113 The increased use of low emission vehicles will help contribute to the need to decarbonise the transport sector as part of tackling the global Climate Change issue. The UK government currently has a target to ban the sale of new petrol and diesel cars from 2030. Therefore, the parking policy actively seeks the provision of electric vehicle charging points in both residential and non-residential developments. The provision of electric vehicle charging points in new developments was incorporated into the English Building Regulations in December 2021. The Council has also produced its own guidance for developers to help outline what the Council will expect to be provided.

12.114 Although around 80% of electric vehicle charging is expected to take place at home, there is a need to ensure that development assists in creating a more comprehensive public charging network, particularly in proximity to major route corridors and at leisure and retail areas. The Council will look for opportunities for development to contribute to the improvement of wider public charging networks where appropriate.

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Policy DM45

Travel Planning

Travel planning measures will be required to be implemented in relation to be implemented in relation to most non-residential developments where a Transport Assessment is required as set out in policy SP19.

For residential developments of 60 or more dwellings travel plan measures will be required to be implemented. Where appropriate, any development below 60 dwellings may be requested to implement travel planning measures. The judgement regarding the need for travel planning measures lies with the Council and will take into account any relevant specific local circumstances.

Residential developments of 10 or more dwellings will be required to provide new residents with a travel information pack containing relevant details to inform residents of their travel choices and encourage sustainable travel.

Where developments are required to develop travel plan measures, it is expected that necessary targets will be set to restrict single occupancy vehicle journeys and to increase sustainable travel, and undertake monitoring and reporting in line with the requirements of the Council.

Supporting text

12.115 The way in which we are travelling and how we live our lives is changing and is likely to continue to change throughout the plan period as we respond to the Climate Change Emergency. The decarbonisation of transport will play a key part as we prioritise the encouragement of active and sustainable travel, and make provision for the growth in ownership of electric vehicles and the influence of emerging technologies.

12.116 Therefore, managing the travel needs of new development will be a key consideration in helping to minimise single occupancy vehicle journeys and lessening the negative impacts of traffic generation on local highway networks and communities. Travel planning measures are an effective means of encouraging safe, healthy and sustainable methods of travel. They also offer people with more choice in how they travel, particularly for those without access to a car.

12.117 Travel Plan planning measures fulfil an important role in encouraging the uptake of sustainable and active travel and supporting the use of the various infrastructure and facilities built into developments – both residential and non-residential. Such measures could include but are not limited to: cycle training and promotion, personalised travel planning, discounted or taster tickets for bus or rail travel, car clubs and car sharing.

12.118 All Travel Plans will be expected to contain targets to reduce single occupancy vehicle journeys and develop measures to increase use of sustainable travel choices. Effective monitoring will be critical to ensuring that Travel Plans and the individual measures contained within are robustly delivered and that there is a regular review to process to ensure that progress towards meeting headline targets is being achieved. Results of monitoring and reviews of progress will need to be submitted to the Council, with an outline of remedial measures that could be implemented if monitoring suggests that targets are not on-track to be achieved.

12.119 Commonly Travel Plans should be monitored for a period of five years, which should allow for travel patterns to become established. However, for large multi-occupancy developments which may be built over an extended period, the monitoring period may cover a period encompassing the construction and final occupation of the development and include a period of up to five years beyond final occupation. In these incidences, the monitoring period will be agreed between the Council and the developer.

12.120 The Council recognises that the preparation and sustained implementation of travel planning measures can pose an onerous demand for developers to fulfil their Travel Plan obligations in accordance with that agreed as part of the development management process. Therefore the Council is currently developing an alternative approach where travel plans are required, whereby developers would have an option to allow the Council to have responsibility for developing and delivering travel planning measures (although developers will still be expected to provide the necessary hard infrastructure associated with development). This would be secured by means of a set financial contribution (for instance on a cost per unit basis), in lieu of producing and delivering a Travel Plan. Details of the new approach for travel planning, and the options for developers, will be outlined in a specific Travel Planning SPD.

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Appendix 1 Monitoring and Delivery

1.1 The purpose of monitoring is to assess whether the policies of the LPR are achieving the objectives and intended policy outcomes, whether they are having any unintended consequences and whether they are still relevant or require a review.

1.2 The Monitoring Framework below sets out how the policies in the LPR will be monitored. Monitoring indicators are drawn directly from the strategic objectives of the LPR and targets indicate how these objectives could be met. Related policies in the LPR are identified, and for each objective the achievement of targets will be assessed. The effectiveness of policies should be assessed, wherever possible, against measurable targets. Where it is not possible to set meaningful local targets, national targets may be appropriate. Some policies aim to deliver a qualitative rather than a quantitative outcome. In such instances it is appropriate to monitor whether the policy is delivering the intended trend or direction of travel. For some policies measurable targets may be set through subsequent Supplementary Planning Documents.

1.3 Data collected and subsequent analysis will also inform the review process in accordance with paragraph 33 of the NPPF which states 'Reviews should be completed no later than five years from the adoption date of a plan and should take into account changing circumstances affecting the area, or any relevant changes in national policy'.

1.4 The Council produces an Authority Monitoring Report containing an assessment of the policies in the LPR. This monitoring will indicate whether any changes need to be considered if a policy is not working or if the targets are not being met. The Authority Monitoring Report will be produced on an annual basis and will be published on the Council's website[58].

Table 9 Monitoring Indicator 1 - Climate Change

1. Climate Change **To mitigate and adapt to the effects of climate change and minimise demand for energy and other resources.** **Related Policies: SP1, SP5, SP6, SP7, SP10, SP11, SP19, RSA1-27, ESA1-6, DM4**			
Key Policy Outcome	**Delivery Indicators**	**Target**	**Where presented**
All new residential developments of one or more dwellings and new non-residential development of 100sqm or more to achieve net zero carbon in relation to operational energy (regulated and unregulated)	Number and percentage of residential development (one or more dwellings) applications approved which are supported by an Energy Statement and to achieve at least 63% reduction in carbon emissions	100% of eligible applications	Authority Monitoring Report / Environment Strategy Annual Progress Report
	Number and percentage of non-residential development applications (100sqm or more) approved to achieve BREEAM Excellent	100% of eligible applications	Authority Monitoring Report / Environment Strategy Annual Progress Report
	Number and percentage of residential refurbishment applications of 10+ dwellings approved to achieve BREEAM Domestic Refurbishment Excellent	100% of eligible applications	Authority Monitoring Report / Environment Strategy Annual Progress Report

58 https://www.westberks.gov.uk/amr

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1. Climate Change To mitigate and adapt to the effects of climate change and minimise demand for energy and other resources. Related Policies: SP1, SP5, SP6, SP7, SP10, SP11, SP19, RSA1-27, ESA1-6, DM4			
Key Policy Outcome	**Delivery Indicators**	**Target**	**Where presented**
All new residential developments of one or more dwellings and new non-residential development of 100sqm or more to address any residual carbon emissions by contribution towards carbon offsetting scheme where development proposal cannot demonstrate that it is net zero carbon in relation to operational energy (regulated and unregulated)	Amount of funds spent, types of projects funded, and amount of CO^2 reduced from contribution towards carbon offsetting scheme secured through Section 106 Agreement or equivalent	No target, maximise contribution	Authority Monitoring Report / Environment Strategy Annual Progress Report
To support proposals for renewable, zero and low carbon energy technologies to achieve net zero carbon in relation to operational energy (regulated and unregulated)	Number and percentage of residential development (one or more dwellings) applications approved which include renewable, zero and low carbon energy technologies	No target, assess trends	Authority Monitoring Report / Environment Strategy Annual Progress Report
	Number and percentage of non-residential development (100sqm or more) applications approved which include renewable, zero and low carbon energy technologies	No target, assess trends	Authority Monitoring Report / Environment Strategy Annual Progress Report

Table 10 Monitoring Indicator 2 - Housing

2. Housing To provide a range of sites to ensure that the District's housing needs and aspirations are met by providing a range of market, affordable and specialist housing types, tenures and sizes in appropriate and sustainable locations. Related Policies: SP1, SP2, SP3, SP4, SP12, SP13, SP14, SP15, SP16, RSA1-29, DM1, DM2, DM16, DM17, DM18, DM19, DM20, DM21, DM22, DM23, DM24, DM25, DM26, DM27, DM28, DM29, DM30			
Key Policy Outcome	**Delivery Indicators**	**Target**	**Where presented**
To meet the housing requirement to 2041	Number of net dwellings completed	Housing Delivery of an average of 515 net dwellings per annum for the period 1 April 2023 to 31 March 2041	Authority Monitoring Report
To maintain Five Year Housing Land Supply	Housing trajectory which includes a sufficient supply of deliverable sites for the first five years	To maintain at least a 5 year supply of deliverable housing sites	Five Year Housing Land Supply Report

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2. Housing

To provide a range of sites to ensure that the District's housing needs and aspirations are met by providing a range of market, affordable and specialist housing types, tenures and sizes in appropriate and sustainable locations.

Related Policies: SP1, SP2, SP3, SP4, SP12, SP13, SP14, SP15, SP16, RSA1-29, DM1, DM2, DM16, DM17, DM18, DM19, DM20, DM21, DM22, DM23, DM24, DM25, DM26, DM27, DM28, DM29, DM30

Key Policy Outcome	Delivery Indicators	Target	Where presented
Development on allocated housing sites	Net dwellings completed and development progress on allocated housing sites	Phased development to maintain housing land supply	Authority Monitoring Report / Five Year Housing Land Supply Report
	Windfall Permissions and net dwellings completed including prior approvals	No target, assess trends	Authority Monitoring Report / Five Year Housing Land Supply Report
To optimise the use of previously developed land	Number and percentage of net dwellings completed on previously developed land	No target, assess trends	Authority Monitoring Report
To direct development within existing settlements and to follow the settlement hierarchy	Number and percentage of net dwellings completed and permitted within settlement boundaries	Housing focused in existing settlements within settlement boundaries and in accordance with settlement hierarchy	Authority Monitoring Report
	Number of net dwellings completed and permitted in settlements within settlement hierarchy		Authority Monitoring Report
To provide affordable housing to meet local needs	Number of net affordable housing completed by tenure	30-40% on site of 10+ dwellings; 20% on site of 5-9 dwellings in designated rural areas	Authority Monitoring Report
	Number of applications approved to include off-site contribution to affordable housing	100% of eligible applications	Authority Monitoring Report
To deliver a mix of housing types and sizes to reflect local needs, including those with specialist requirements	Number of net dwellings completed by dwelling size	To deliver a mix of housing types and sizes to reflect local needs	Authority Monitoring Report
	Number of net dwellings completed that are self-and custom-build		Authority Monitoring Report
	Number of net dwellings or bedspace completed for older people and disabled people (C2 and C3 use class)		Authority Monitoring Report

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2. Housing To provide a range of sites to ensure that the District's housing needs and aspirations are met by providing a range of market, affordable and specialist housing types, tenures and sizes in appropriate and sustainable locations. Related Policies: SP1, SP2, SP3, SP4, SP12, SP13, SP14, SP15, SP16, RSA1-29, DM1, DM2, DM16, DM17, DM18, DM19, DM20, DM21, DM22, DM23, DM24, DM25, DM26, DM27, DM28, DM29, DM30			
Key Policy Outcome	**Delivery Indicators**	**Target**	**Where presented**
Development of sites for Gypsies, Travellers and Travelling Showpeople	Number of net additional pitches or plots for Gypsies, Travellers and Travelling Showpeople	To meet identified need	Authority Monitoring Report
Development within the Land Use Planning Consultation Zones in accordance with Office for Nuclear Regulation advice	Number of net dwellings completed and permitted in the Detailed Emergency Planning Zone (DEPZ) of AWE Aldermaston and AWE Burghfield	To take account of Office for Nuclear Regulation advice in the interests of public safety and to ensure proposed developments do not adversely affect the defence related operation or capability of the AWE sites	Authority Monitoring Report

Table 11 Monitoring Indicator 3 - Sustainable and Quality Development, Green Infrastructure and Healthy Living

3. Sustainable and Quality Development, Green Infrastructure and Healthy Living To ensure provision of sustainable developments of high quality design, construction and efficiency (including land use) which contribute to an attractive, safe and accessible environment for all. To ensure that West Berkshire contains a strong network of multi-functional green infrastructure which provides health and environmental benefits and enhances the overall quality of life of sustainable communities. Related Policies: SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP10, SP11, SP13, SP14, RSA1-29, ESA1-6, DM3, DM5, DM6, DM7, DM8, DM15, DM40			
Key Policy Outcome	**Delivery Indicators**	**Target**	**Where presented**
To ensure development within areas of flood risk will only be accepted if there are no suitable and available sites at a lower flood risk	Number of net dwellings completed and permitted within Flood Zones 2 and 3	No increase in properties at risk from flooding	Authority Monitoring Report
To safeguard local green space, as identified in the neighbourhood plans	Any gains and losses of designated local green spaces	No loss of designated local green spaces	Authority Monitoring Report
To identify local green infrastructure requirements on allocated housing sites	Delivery of local green infrastructure in accordance with the housing site allocation policies	To meet local green infrastructure requirements in accordance with the housing site allocation policies	Authority Monitoring Report

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3. Sustainable and Quality Development, Green Infrastructure and Healthy Living To ensure provision of sustainable developments of high quality design, construction and efficiency (including land use) which contribute to an attractive, safe and accessible environment for all. To ensure that West Berkshire contains a strong network of multi-functional green infrastructure which provides health and environmental benefits and enhances the overall quality of life of sustainable communities. Related Policies: SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP10, SP11, SP13, SP14, RSA1-29, ESA1-6, DM3, DM5, DM6, DM7, DM8, DM15, DM40			
Key Policy Outcome	**Delivery Indicators**	**Target**	**Where presented**
All residential development of 10 dwellings or more to provide public open space	Number and percentage of residential development applications approved of 10 dwellings or more which provide public open space through on-site provision, off-site provision or financial contributions	100% of eligible applications	Authority Monitoring Report
Development does not lead to adverse effect on air quality	Number of Air Quality Management Areas (AQMAs) declared	No new AQMAs declared	West Berkshire Air Quality Annual Status Report / Authority Monitoring Report
	Annual Mean Nitrogen Dioxide Concentrations for declared AQMAs	Not to exceed the Nitrogen dioxide (NO2) Annual Mean Objective of 40 µg/m3	West Berkshire Air Quality Annual Status Report / Authority Monitoring Report

Table 12 Monitoring Indicator 4 - Economy and Town Centres

4. Economy and Town Centres To facilitate and support a strong, diverse and sustainable economic base across the District, including the provision of employment land which provides for a range of local job opportunities. To enhance the vitality and viability of town and district centres in West Berkshire as places for shopping, leisure and community activities. Related Policies: SP1, SP2, SP3, SP4, SP17, SP18, ESA1-6, DM2, DM31, DM32, DM33, DM34, DM35, DM36, DM37, DM38, DM39			
Key Policy Outcome	**Delivery Indicators**	**Target**	**Where presented**
To meet the identified need for employment land to 2041	Net office (Class E g (i)(ii)) floorspace completed and permitted	Provision for 57,531 sqm of office (Class E g (i)(ii)) floorspace for the period 1 April 2023 to 31 March 2041	Authority Monitoring Report

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4. Economy and Town Centres

To facilitate and support a strong, diverse and sustainable economic base across the District, including the provision of employment land which provides for a range of local job opportunities.

To enhance the vitality and viability of town and district centres in West Berkshire as places for shopping, leisure and community activities.

Related Policies: SP1, SP2, SP3, SP4, SP17, SP18, ESA1-6, DM2, DM31, DM32, DM33, DM34, DM35, DM36, DM37, DM38, DM39

Key Policy Outcome	Delivery Indicators	Target	Where presented
	Net industrial, storage and distribution (Classes E g(iii), B2 and B8) floorspace completed and permitted	Provision for 98,196 sqm of industrial, storage and distribution (Classes E g(iii), B2 and B8) floorspace for the period 1 April 2023 to 31 March 2041	Authority Monitoring Report
Development on allocated employment sites	Net employment floorspace completed and development progress on allocated employment sites	To meet the identified need for employment land to 2041	Authority Monitoring Report
Optimise the use of previously developed land	Amount and percentage of net employment floorspace completed on previously developed land	No target, assess trends	Authority Monitoring Report
Encourage the redevelopment and regeneration of land within Designated Employment Areas and to safeguard all Designated Employment Areas for business uses or development	Net employment floorspace completed and permitted within Designated Employment Areas	No net loss of employment floorspace within Designated Employment Areas	Authority Monitoring Report
	Net loss of employment floorspace to residential use through prior approvals within Designated Employment Areas	No target, assess trends	Authority Monitoring Report
Development within the Land Use Planning Consultation Zones in accordance with Office for Nuclear Regulation advice	Net employment floorspace completed and permitted in the Detailed Emergency Planning Zone (DEPZ) of AWE Aldermaston and AWE Burghfield	To take account of Office for Nuclear Regulation advice in the interests of public safety and to ensure proposed developments do not adversely affect the defence related operation or capability of the AWE sites	Authority Monitoring Report
To direct retail, leisure and hospitality related development to town and district centres	Net floorspace for main town centre uses completed and permitted within town and district centres	No target, assess trends	Authority Monitoring Report
	Retail vacancy rates within town and district centres	No target, assess trends	Authority Monitoring Report

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Table 13 Monitoring Indicator 5 - Culture and Heritage

5. Culture and Heritage

Together with partners, to develop and promote the cultural distinctiveness of the area, recognising it is fundamental to the improved future wellbeing and sustainability of West Berkshire's economy and communities.

To conserve and enhance the local distinctive character, identity, significance and special interest of the built, historic and natural environment in West Berkshire's towns, villages and countryside.

Related Policies: SP1, SP2, SP3, SP5, SP7, SP8, SP9, DM9, DM10, DM11, DM12, DM13, DM14

Key Policy Outcome	Delivery Indicators	Target	Where presented
To conserve and enhance the built and historic environment including cultural and heritage assets	Number of Conservation Areas and percentage with up to date Conservation Area Appraisal	All Conservation Areas to have Conservation Area Appraisal	Authority Monitoring Report
	Number of Listed Buildings	No net reduction of Listed Buildings	Authority Monitoring Report
	Number of Scheduled Monuments	No net reduction of Scheduled Monuments	Authority Monitoring Report
	Number of Registered Parks and Gardens	No net reduction of Registered Parks and Gardens	Authority Monitoring Report
	Number of Registered Battlefields	No net reduction of Registered Battlefields	Authority Monitoring Report
	Number and details of sites identified on the Heritage at Risk Register	Decrease in numbers	Authority Monitoring Report
	Number of non-designated heritage assets identified on the local list and in neighbourhood plans	No net reduction of non-designated heritage assets	Authority Monitoring Report

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Table 14 Monitoring Indicator 6 - North Wessex Downs National Landscape

6. North Wessex Downs National Landscape Together with partners, to continue to conserve and enhance the North Wessex Downs National Landscape, with appropriate landscape-led development delivering wider environmental, economic and social benefits. Related Policies: SP1, SP2, SP3, SP6, SP7, SP8, SP10, SP11, SP12, SP17, RSA17-27, ESA2 - 5, DM1, DM2, DM5, DM6, DM7, DM8, DM15, DM35, DM36, DM37, DM38, DM40			
Key Policy Outcome	**Delivery Indicators**	**Target**	**Where presented**
To conserve and enhance the natural beauty of the landscape	Number of major planning applications approved in the North Wessex Downs National Landscape	To ensure major applications are only granted in accordance with the policy	Authority Monitoring Report
To conserve and enhance sites of biodiversity importance at different levels, promote conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species	Changes in areas of biodiversity importance	To assess trends	Authority Monitoring Report / Thames Valley Environmental Records Centre (TVERC) Annual Monitoring Report
	Changes in the area of UK priority habitats	To assess trends	Authority Monitoring Report / Thames Valley Environmental Records Centre (TVERC) Annual Monitoring Report
	Number of Local Wildlife Sites and Local Geological Sites in positive conservation management	To assess trends	Authority Monitoring Report / Thames Valley Environmental Records Centre (TVERC) Annual Monitoring Report
	Condition of Sites of Special Scientific Interest (SSSIs)	Natural England's objective is to achieve 'favourable condition' status for all SSSIs	Authority Monitoring Report
	Distribution and status of selected species	To assess trends	Authority Monitoring Report / Thames Valley Environmental Records Centre (TVERC) Annual Monitoring Report

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Table 15 Monitoring Indicator 7 - Transport and Infrastructure

7. Transport and Infrastructure **To make provision for transport networks that support sustainable growth in West Berkshire and to promote low emission transport choices.** **To ensure that infrastructure needs (physical and social) arising from the growth in West Berkshire are provided to support and keep pace with development in accordance with the detail set out in the Infrastructure Delivery Plan.** **Related Policies: SP1, SP3, SP5, SP6, SP7, SP10, SP13, SP14, SP15, SP16, SP17, SP19, SP20, RSA1-27, ESA1-6, DM41, DM42, DM43, DM44, DM45**			
Key Policy Outcome	**Delivery Indicators**	**Target**	**Where presented**
To deliver the strategic and local infrastructure projects included in the Infrastructure Delivery Plan during the plan period	The progress and delivery of strategic and local infrastructure projects in accordance with the Infrastructure Delivery Plan	To meet the requirements set out in the Infrastructure Delivery Plan	Authority Monitoring Report / Infrastructure Funding Statement

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Appendix 2 Settlement Boundary Review

Review of settlement boundaries

As part of our Local Plan Review (LPR), we undertook a review of the settlement boundaries across the District. Settlement boundaries are a long established planning tool. They identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. They create a level of certainty about whether or not the principle of development is likely to be acceptable.

The settlement boundary review criteria set out the general principles followed when defining a boundary and give guidance as to what would usually be included and what would usually be excluded.

Settlement Boundary Review Criteria

The Council took a landscape led approach to the drawing of settlement boundaries.

When reviewing the boundary for any given settlement the Council consulted the following sources, where relevant:

- Landscape Character Assessment for West Berkshire (2019)
- North Wessex Downs AONB Landscape Character Assessment (2002)
- Landscape Sensitivity Studies (2009) for Newbury, Thatcham, Hungerford and West Reading
- Landscape Sensitivity Assessments (2011) for the rural service centres and service villages in the North Wessex Downs Area of Outstanding Natural Beauty (AONB)
- Landscape Capacity Assessments (2014 and 2015) for potential housing sites in the AONB
- Historic Landscape Characterisation and Historic Environment Character Zoning (2007)
- Historic Environment Record
- Settlement character studies such as village, town and parish design statements
- Conservation Area Appraisals
- Adopted parish plans and neighbourhood plans

In conjunction with any relevant recommendations from the above studies the Council also applied the following principles in the revision of settlement boundaries:

Principles of inclusion of land uses

Settlement boundaries identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. They create a level of certainty about whether or not the principle of development is likely to be acceptable.

Where practicable and barring the exceptions set out below, boundaries will usually follow clearly defined features such as walls, hedgerows, railway lines and roads. Where possible, preference will be given to using features that are likely to have a degree of permanence as some features can change over time. Where development is on one side of the road only, the settlement boundary will be drawn along the edge closest to the settlement. Some boundaries may also follow along the rear of built development in order to prevent inappropriate development, for instance where dwellings have large back gardens.

Boundaries will include:

- The main settlement area. i.e. the area of close knit physical character
- Residential sites allocated through the Local Plan and neighbourhood plan processes
- Curtilages which are contained, are visually part of the built up area and are separated from the open or wider countryside
- Recreational or amenity open space which is physically surrounded by the settlement (or adjoined on three sides by the settlement)
- Existing community facilities (such as churches, schools and village halls) which are physically and visually related to the settlement

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- Single plots or other similar small scale development opportunities which would provide infill and rounding off opportunities that are physically, functionally and visually related to the existing built up area, taking account of any environmental development constraints.

Boundaries will exclude:

- Highly visible areas such as exposed ridges, land forms or open slopes on the edge of settlements
- Open undeveloped parcels of land on the edges of settlements which are not either functionally or physically or visually related to the existing built up area
- Recreational or amenity open space which extends into the countryside or primarily relates to the countryside in form and nature. This includes designated Local Green Space.
- Tree belts, woodland areas, watercourses and other features which help to soften, screen existing development and form a boundary to the settlement
- Areas of isolated development which are physically or visually detached from the settlement and areas of sporadic, dispersed or ribbon development
- Large gardens or other areas, such as orchards, paddocks, allotments, cemeteries and churchyards, which visually relate to the open countryside rather than the settlement
- The extended curtilages of dwellings where future development has the capacity to harm the structure, form and character of the settlement
- Loose knit arrangements of buildings on the edge of a settlement
- Farmsteads, agricultural buildings, or converted agricultural buildings on the edge of a settlement which relate more to the rural context
- Horse related development, minerals extraction, landfill, water features, public utilities (sewage treatment plants, substations) on the edge of a settlement
- Important gaps between developed areas in fragmented settlements. Settlement boundaries do not need to be continuous. It may be appropriate, given the nature and form of a settlement, to define two or more separate elements of it.
- Roads, tracks and public rights of way running along the edge of a settlement.

Specific issues to be considered on a site by site basis:

- The wider setting and important views both into and out of the settlement will, where appropriate, be taken into account
- School playing fields
- Garden centres and plant nurseries
- Employment and leisure uses located on the edge of settlements will be considered according to their scale, functionality, visual and physical relationship to the settlement.
- Existing commitments for built development where development is underway and built out or substantially built out will be considered according to their scale and physical relationship with the settlement.

The following settlements now have defined boundaries which are shown on the Policies Map:

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Table 16 Settlements with defined settlement boundaries

Settlements with defined settlement boundaries			
Aldermaston	Burghfield Common	Hampstead Norreys	Tadley/Pamber Heath
Aldermaston Wharf	Chaddleworth	Hermitage	Thatcham
Ashmore Green	Chieveley	Hungerford	Theale
Beedon	Cold Ash	Kintbury	Tidmarsh
Beenham	Compton	Lambourn	Eastern Urban Area (Tilehurst, Calcot, Purley)
Boxford	Curridge	Leckhampstead	Upper Basildon
Bradfield	Donnington	Lower Basildon	Upper Bucklebury
Bradfield Southend	East Garston	Mortimer	West Ilsley
Brightwalton	East Ilsley	Newbury	Woolhampton
Brightwalton Green	Eastbury	Pangbourne	Wickham
Brimpton	Eddington	Peasemore	Yattendon
Burghfield	Enborne Row	Stockcross	
Burghfield Bridge	Great Shefford	Streatley	

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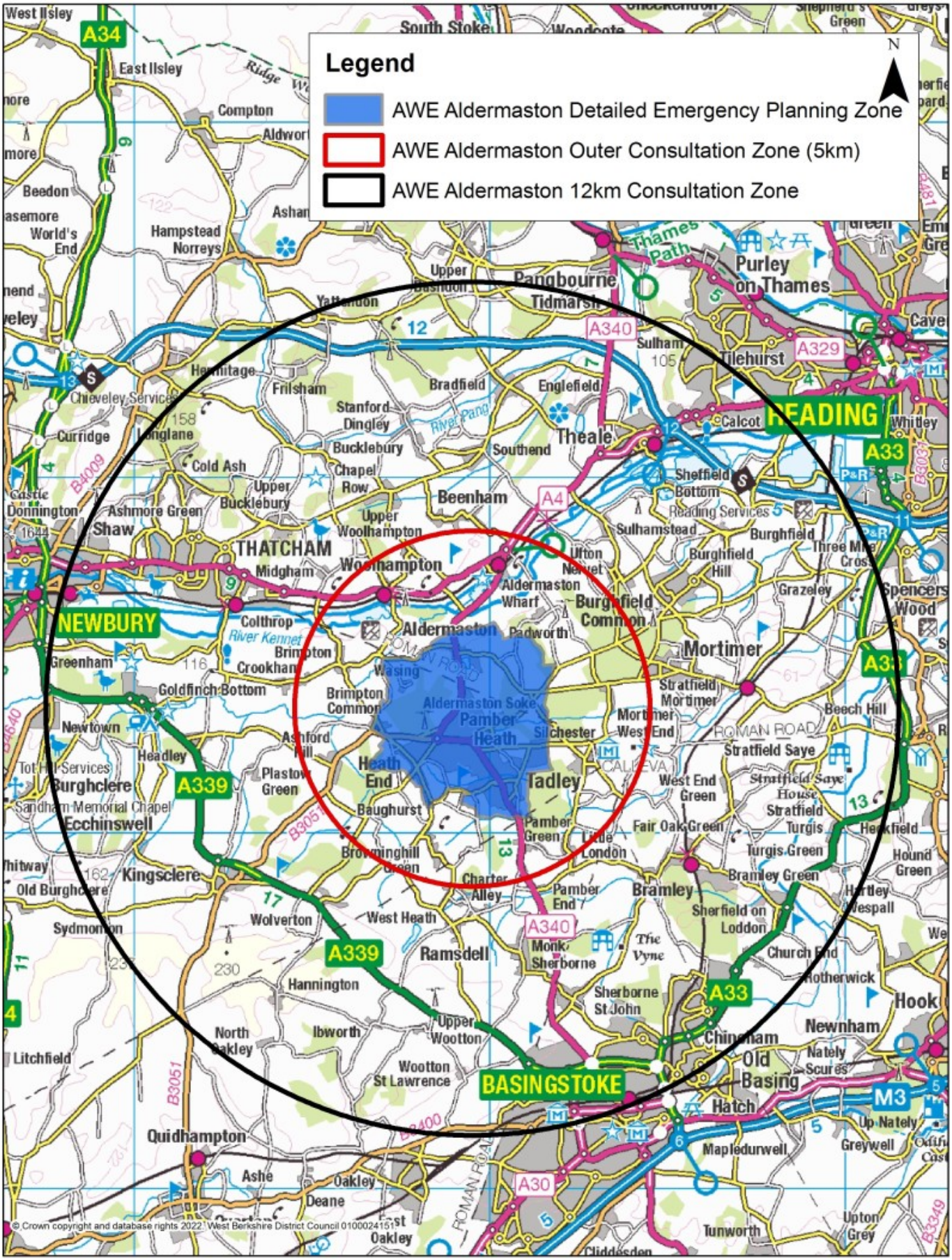
Appendix 3 AWE Land Use Planning Consultation Zones

3.1 The maps set out below provide the mapping information, as at January 2023, in relation to the DEPZs, OCZs (5km) and the 12km planning consultation zones for each AWE site as per the ONR consultation criteria.

3.2 The extent of the DEPZs shown in Appendix 3 and the Policies Map could change before the Plan is updated or superseded and policy SP4 will be applied to the latest version of the DEPZ.

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AWE Aldermaston



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AWE Burghfield



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Appendix 4 Designated Employment Areas

List of Designated Employment Areas across the District as defined on the Policies Map.

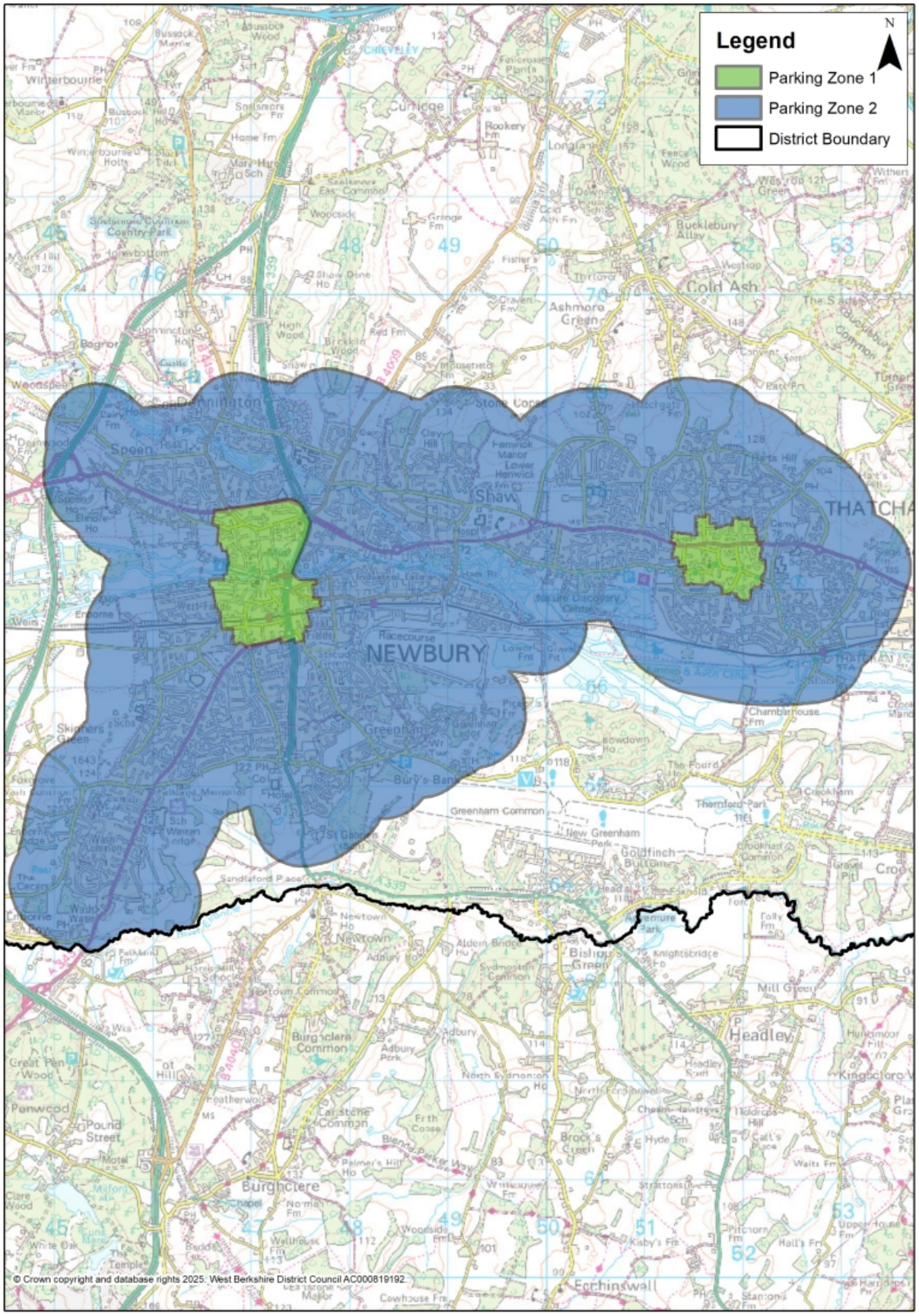
Table 17

Aldermaston	• Calleva Park • Paices Hill/Youngs Industrial Estate
Beedon	• Langley Business Court
Beenham	• Beenham Industrial Area
Hermitage	• Red Shute Hill
Hungerford	• Station Yard • Smitham Bridge (Hungerford Trading Estate) • Charnham Park
Lambourn	• Membury Industrial Estate, including Hurst Farm • Lambourn Business Park
Newbury	• Hambridge Road/Lane Industrial Estate • London Road Industrial Estates • Newbury Business Park • Turnpike Industrial Estate • Castle Industrial Estate • Vodafone Campus
Pangbourne	• Horseshoe Park
Thatcham	• Green Lane • Colthrop Indsutrial Estate • Greenham Business Park
Theale	• Arlington Business Park • Estates off Brunel Road and Station Road • Theale Lakes at Sheffield Bottom

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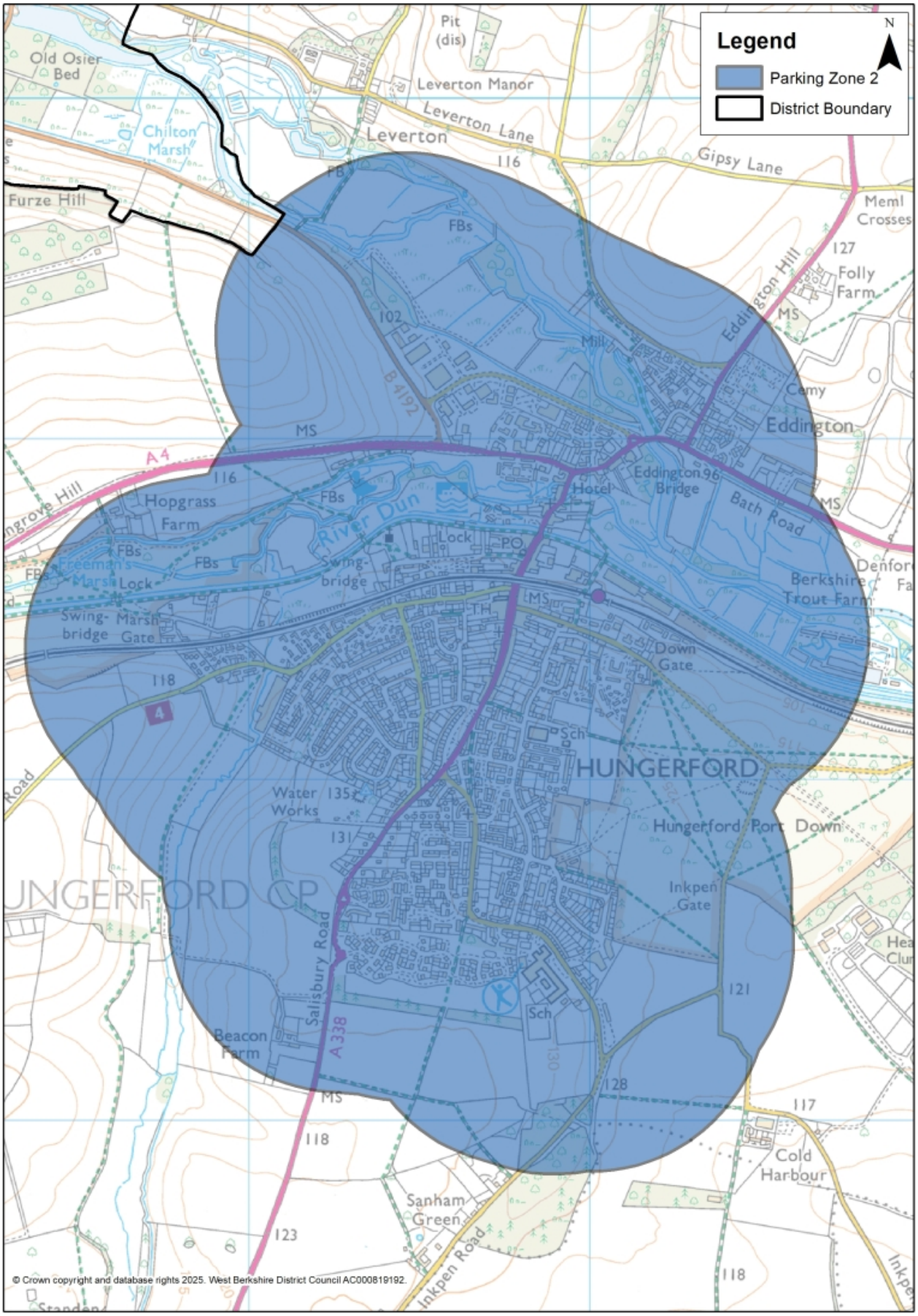
Appendix 5 Residential Parking Zones

Residential Parking Zones - Newbury and Thatcham



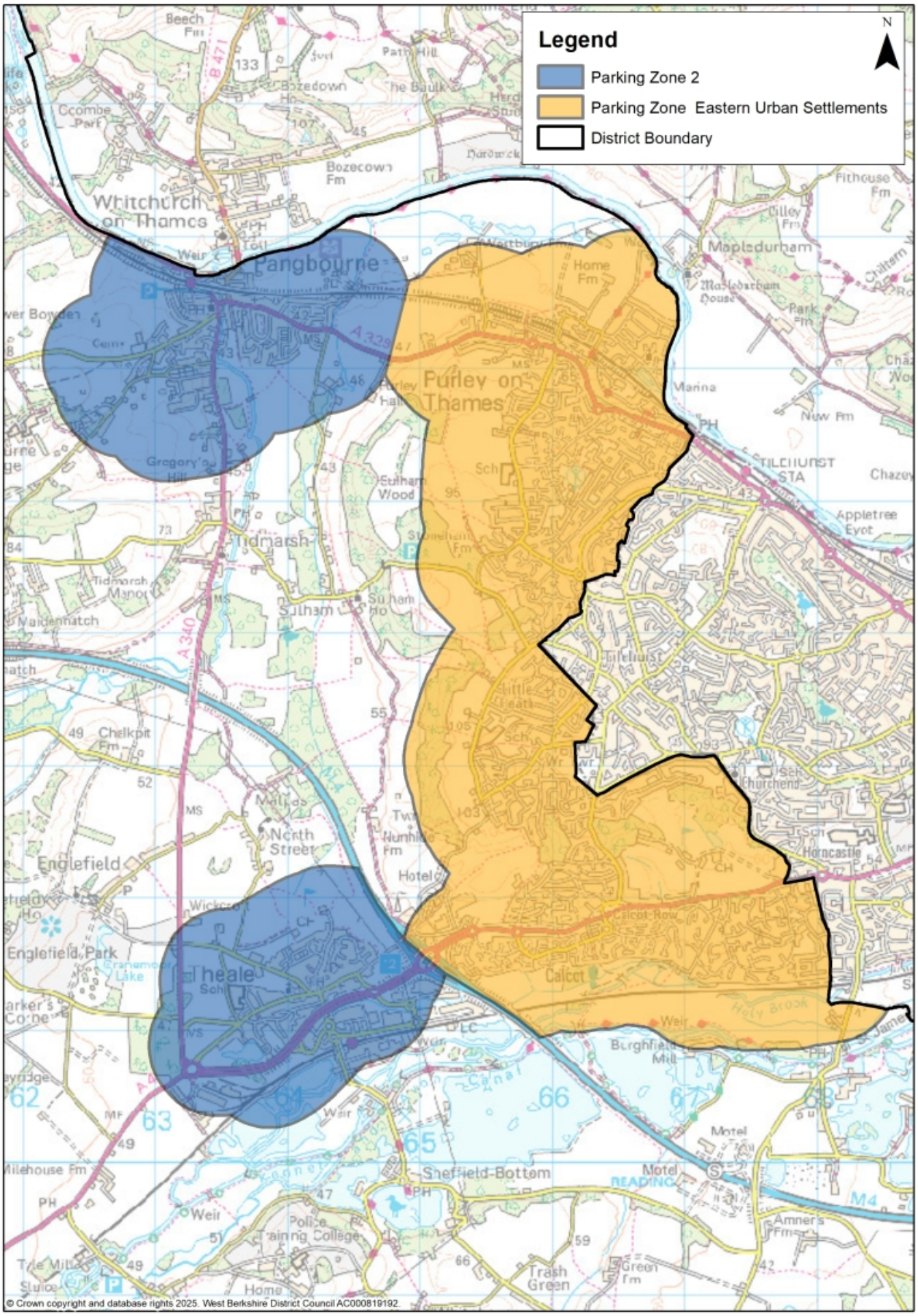
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Residential Parking Zone - Hungerford



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Residential Parking Zone - Pangbourne, Theale and Eastern Urban Settlements



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Appendix 6 Schedule of policies to be superseded/ deleted

Details of how LPR policies replace the saved policies of the West Berkshire District Local Plan 1991-2006, the West Berkshire Core Strategy 2006-2026 and the Housing Site Allocations DPD 2006-2026

Local Plan Review Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
SP1 Spatial Strategy	-	ADPP1 Spatial strategy; ADPP2 Newbury; ADPP3 Thatcham; ADPP4 Eastern Area; ADPP5 AONB; ADPP6 East Kennet Valley; CS1 Delivering new homes and retaining the housing stock	C1 Location of new housing in the countryside
SP2 North Wessex Downs National Landscape	-	ADPP5 AONB	-
SP3 Settlement Hierarchy	-	ADPP1 Spatial strategy	-
SP4 Atomic Weapons Establishment (AWE) Aldermaston and Atomic Weapons Establishment (AWE) Burghfield	-	CS8 Nuclear installations - AWE Aldermaston and Burghfield	-
SP5 Responding to Climate Change	-	-	-
SP6 Flood Risk	-	CS16 Flooding	-
SP7 Design Quality	-	CS14 Design principles	GS1 General site policy; C3 Design of housing in the countryside
SP8 Landscape Character	-	CS19 Historic environment and landscape character	-
SP9 Historic Environment	-	CS19 Historic environment and landscape character	-
SP10 Green Infrastructure	RL5 Kennet & Avon Canal; RL5A The River Thames	CS18 Green infrastructure	-
SP11 Biodiversity and Geodiversity	-	CS17 Biodiversity and geodiversity	-
SP12 Approach to Housing Delivery	-	CS1 Delivering new homes and retaining the housing stock	CS2 Newbury Racecourse strategic site allocation HSA6 Poplar Farm, Cold Ash HSA7 St Gabriel's Farm, The Ridge, Cold Ash

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Local Plan Review Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
			HSA8 Land to the east of Sulham Hill, Tilehurst HSA10 Stonehams Farm, Tilehurst HSA12 Bath Road, Calcot HSA16 The Hollies, Burghfield Common HSA17 Land to the north of the A4, Woolhampton HSA18 Salisbury Road, Hungerford HSA21 Land north of Pangbourne Hill, Pangbourne HSA22 Stretton Close, Bradfield Southend HSA26 Land east of Laylands Green, Kintbury
SP13 Sandleford Strategic Site Allocation	-	CS3 Sandleford strategic site allocation	-
SP14 North East Thatcham Strategic Site Allocation	-	-	-
SP15 Housing Type and Mix	RL5 Kennet & Avon Canal	CS4 Housing type and mix	-
SP16 Affordable Housing	-	CS6 Provision of affordable housing	-
SP17 Strategic Approach to Employment Land	ECON6 Future of the former Greenham Common Airbase	CS9 Location and type of business development	-
SP18 Town and District Centres	ECON5 Town centre commercial areas; SHOP1 Non-retail uses in primary shopping frontages	CS11 Hierarchy of centres	
SP19 Transport	TRANS1a Road Schemes; TRANS1 Meeting the transport needs of new development; TRANS3 A34/M4 Junction 13 Chieveley	CS13 Transport	-

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Local Plan Review Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
SP20 Infrastructure Requirements and Delivery	-	CS5 Infrastructure requirements and delivery	-
RSA1 Land north of Newbury College, Monks Lane, Newbury	-	-	HSA1 North of Newbury College Newbury; GS1 General site policy
RSA2 Land at Bath Road, Speen, Newbury	-	-	HSA2 Bath Road Speen; GS1 General site policy
RSA3 Land at Coley Farm, Stoney Lane, Newbury	-	-	HSA3 Coley Farm Stoney Lane Newbury; GS1 General site policy
RSA4 Land off Greenham Road, South East Newbury	-	-	HSA4 Greenham Road Newbury; GS1 General site policy
RSA5 Land at Lower Way, Thatcham	-	-	HSA5 Lower Way Thatcham; GS1 General site policy
RSA6 Land at Henwick Park, Bowling Green Road, Thatcham	-	-	-
RSA7 Land east of Regency Park Hotel, Bowling Green Road, Thatcham	-	-	-
RSA8 Land at Pincents Lane, Tilehurst	-	-	-
RSA9 Stonehams Farm, Long Lane, Tilehurst	-	-	HSA9 Stonehams Farm Tilehurst; GS1 General site policy
RSA10 72 Purley Rise, Purley on Thames	-	-	HSA11 Purley Rise Purley on Thames; GS1 General site policy
RSA11 Land adjacent to Bath Road and Dorking Way, Calcot	-	-	HSA13 Dorking Way Calcot; GS1 General site policy
RSA12 Land between A340 and The Green, Theale	-	-	HSA14 The Green, Theale; GS1 General site policy
RSA13 Whitehart Meadow, Theale	-	-	-

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Local Plan Review Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
RSA14 Former Theale Sewage Treatment Works, Theale	-	-	-
RSA15 Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common	-	-	HSA15 Pondhouse Farm Burghfield Common; GS1 General site policy
RSA16 Land north of A4 Bath Road, Woolhampton	-	-	-
RSA17 Land adjoining Lynch Lane, Lambourn	-	-	HSA22 Lynch Lane Lambourn; GS1 General site policy
RSA18 Land at Newbury Road, Lambourn	-	-	HSA20 Newbury Road Lambourn; GS1 General site policy
RSA19 Land north of Pangbourne Hill, Pangbourne	-	-	-
RSA20 Land north of Southend Road, Bradfield Southend	-	-	-
RSA21 Land at Chieveley Glebe, Chieveley	-	-	-
RSA22 Pirbright Institute Site, High Street, Compton	-	-	HSA23 Pirbright Institute Compton; GS1 General site policy
RSA23 Land west of Spring Meadows, Great Shefford	-	-	-
RSA24 Land off Charlotte Close, Hermitage	-	-	HSA24 Charlotte Close Hermitage; GS1 General site policy
RSA25 Land to the south east of the Old Farmhouse, Hermitage	-	-	HSA25 Old Farmhouse Hermitage; GS1 General site policy
RSA26 Land adjacent Station Road, Hermitage	-	-	-
RSA27 Land adjoining The Haven, Kintbury	-	-	-
RSA28 New Stocks Farm, Paices Hill, Aldermaston	-	-	TS1 New Stocks Farm Paices Hill

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Local Plan Review Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
RSA29 Long Copse Farm, Enborne	-	-	TS2 Long Copse Farm Enborne
ESA1 Land east of Colthrop Industrial Estate, Thatcham	-	-	-
ESA2 Land west of Ramsbury Road, Membury Industrial Estate, Lambourn Woodlands	-	-	-
ESA3 Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands	-	-	-
ESA4 Beenham Landfill, Pips Way, Beenham	-	-	-
ESA5 Northway Porsche, Grange Lane, Beenham	-	-	-
ESA6 Land adjacent to Padworth IWMF, Padworth Lane, Padworth	-	-	-
DM1 Residential Development in the Countryside	-	-	C1 Location of new housing in the countryside
DM2 Separation of Settlements around Newbury and Thatcham	-	-	-
DM3 Health and Wellbeing	-	-	-
DM4 Building Sustainable Homes and Businesses	-	CS15 Sustainable construction and energy efficiency	-
DM5 Environmental Nuisance and Pollution Control	OVS5 Environmental nuisance and pollution control; OVS6 Noise pollution; OVS7/8 Hazardous substances	-	-
DM6 Water Quality	-	-	-
DM7 Water Resources and Waste Water	-	-	-
DM8 Air Quality	-	-	-
DM9 Conservation Areas	-	-	-

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Local Plan Review Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
DM10 Listed Buildings	-	-	-
DM11 Non-designated Heritage Assets	-	-	-
DM12 Registered Parks and Gardens	-	-	-
DM13 Registered Battlefields	-	-	-
DM14 Assets of Archaeological Importance	-	-	-
DM15 Trees, Woodland and Hedgerows	-	-	-
DM16 First Homes Exception Sites	-	-	-
DM17 Rural Exception Housing	-	-	C2 Rural housing exceptions
DM18 Self and Custom Build Housing	-	CS4 Housing type and mix	-
DM19 Specialised Housing	-	CS4 Housing type and mix	-
DM20 Gypsies, Travellers and Travelling Showpeople		CS7 Gypsies, Travellers and Travelling Showpeople	TS3 Detailed planning considerations for traveller sites
DM21 Retention of Mobile Home Parks	HSG14 Retention of mobile home parks	-	-
DM22 Residential Use of Space above Non-residential Units	HSG13 Residential use of space above shops and offices	-	-
DM23 Housing Related to Rural Workers	ENV27 Development on existing institutional and educational sites in the countryside	-	C5 Housing related to rural workers
DM24 Conversion of Existing Redundant or Disused Buildings in the Countryside to Residential Use	-	-	C4 Conversion of existing redundant buildings in the countryside to residential use
DM25 Replacement of Existing Dwellings in the Countryside	-	-	C7 Replacement of existing dwellings

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Local Plan Review Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
DM26 Extension of Residential Curtilages in the Countryside	-	-	C8 Extension of residential curtilages
DM27 Sub-division of Existing Dwellings in the Countryside	-	-	-
DM28 Residential Extensions	House Extensions Supplementary Planning Guidance (SPG)	-	C6 Extension of existing dwellings in the countryside
DM29 Residential Annexes	-	-	-
DM30 Residential Amenity	-	-	-
DM31 Designated Employment Areas	ECON6 Future of the former Greenham Common Airbase	CS9 Location and type of business development	-
DM32 Development within AWE	-	-	-
DM33 RAF Welford and Denison Barracks	-	-	-
DM34 Retail Parks	SHOP3 Retail areas and retail warehousing	-	-
DM35 Sustaining a Prosperous Rural Economy	ENV19 The re-use and adaption of rural buildings (in relation to economic uses)	CS10 Rural economy	-
DM36 Farm Diversification	ENV16 Farm diversification		
DM37 Equestrian and Horseracing Industry	ENV29 Development involving accommodation for horses	CS12 Equestrian / racehorse industry	-
DM38 Development on Existing Educational & Institutional Sites in the Countryside	ENV27 Development on existing institutional and educational sites in the countryside	-	-
DM39 Local Community Facilities	SHOP5 The encouragement of local and village shops; Public Houses Supplementary Planning Guidance (SPG)	-	-
DM40 Public Open Space	RL1 Public open space provision in residential schemes; RL2 Provision of public open space	-	-

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Local Plan Review Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
	(methods); RL3 Selection of public open space and recreation sites		
DM41 Digital Infrastructure	-	-	-
DM42 Transport Infrastructure	TRANS1a Road Schemes; TRANS1 Meeting the transport needs of new development; TRANS3 A34/M4 Junction 13 Chieveley	-	-
DM43 Theale Rail - Road Transfer Site	ECON7 Safeguarding rail-based industry at Theale	-	-
DM44 Parking	TRANS1 Meeting the transport needs of new development	-	P1 Residential parking in new development
DM45 Travel Planning	TRANS1 Meeting the transport needs of new development	-	-

Appendix 7 Housing Trajectory 2023/24-2040/41

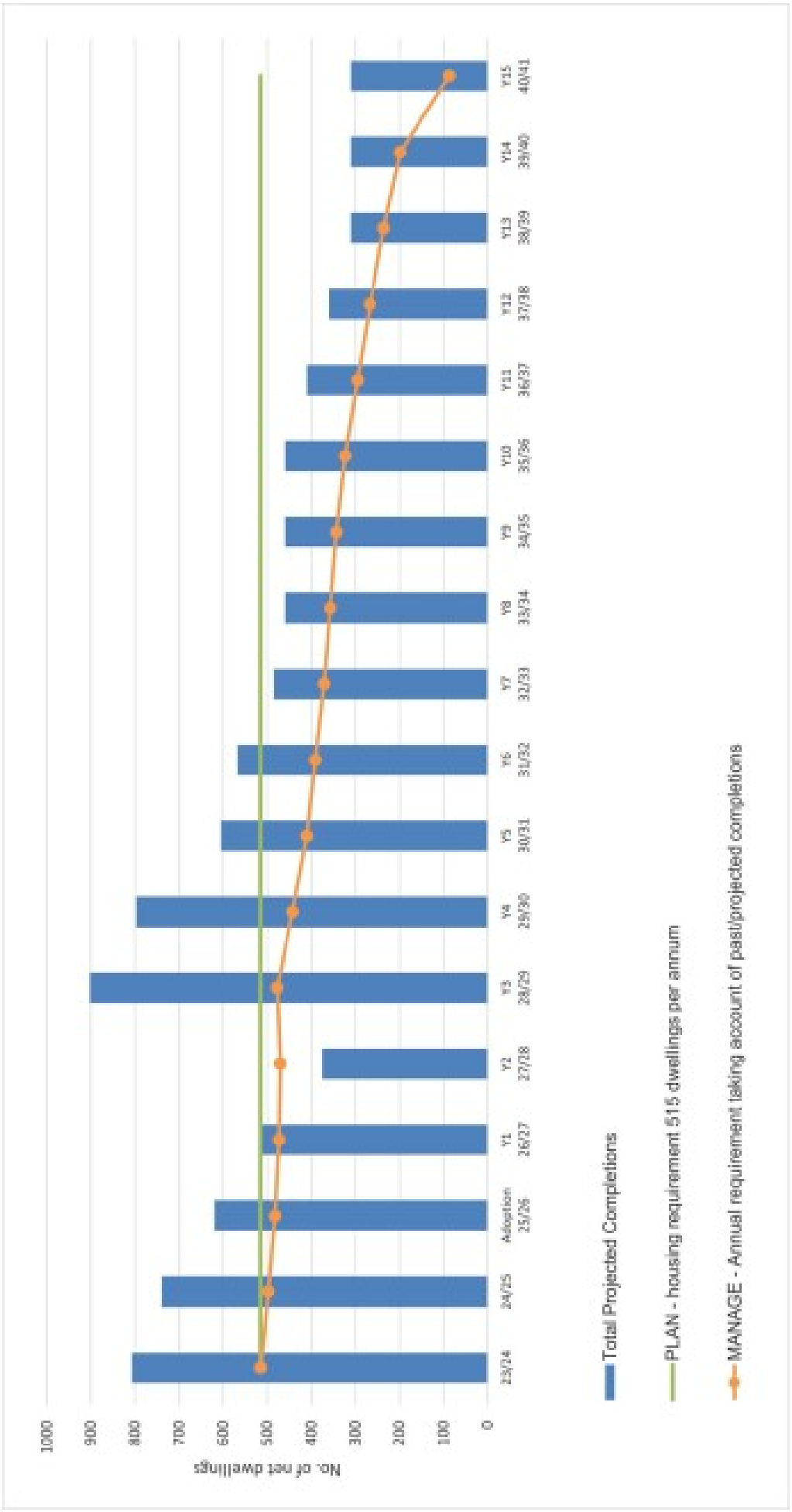
		(for reference)				Five Year Period Post Adoption															
	Planning status at 31 March 2023	Submission 22/23	23/24	24/25	Adoption 25/26	Y1 26/27	Y2 27/28	Y3 28/29	Y4 29/30	Y5 30/31	Y6 31/32	Y7 32/33	Y8 33/34	Y9 34/35	Y10 35/36	Y11 36/37	Y12 37/38	Y13 38/39	Y14 39/40	Y15 40/41	TOTAL
Local Plan allocations not being retained (due to site being at an advanced stage of construction)																					
Core Strategy allocated site - Newbury Racecourse	Under construction	67	51	15	39	55	46	54	40	50	48	0	0	0	0	0	0	0	0	0	398
HSADPD 4B - Land west of New Road, North of Pyle Hill, Greenham	Completed	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HSADPD 7 - St Gabriel's Farm, The Ridge, Cold Ash	Under construction	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
HSADPD 10 - Stonehams Farm, Tilehurst	Under construction	35	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
HSADPD 12 - Land adjacent to Junction 12 of M4, Bath Road Calcot	Under construction	68	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29
HSADPD 17 - Land to the north of A4, Woolhampton	Completed	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HSADPD 18 - Salisbury Road, Hungerford	Completed	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HSADPD 22 - Land off Stretton Close, Bradfield Southend	Under construction	7	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Subtotal: Local Plan allocations not being retained		*270*	*104*	*15*	*39*	*55*	*46*	*54*	*40*	*50*	*48*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*451*
Existing planning commitments on unallocated sites																					
Beansheaf Farm, Bourne Close, Holybrook	Under construction	22	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Sterling Industrial Estate, Newbury	Under construction	0	119	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	167
Land to rear of 1-15 The Broadway (Bayer site), Newbury	Full permission	0	0	0	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72
Market Street redevelopment, Newbury	Under construction	2	198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	198
1 West Street, Newbury	Permission lapsed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land off Faraday and Kelvin Road, Newbury	Full permission	0	0	0	0	0	0	80	80	0	0	0	0	0	0	0	0	0	0	0	160
Westminster House, Bath Road, Padworth	Full permission	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
Comfort Inn And Land To The South West , Bath Road, Padworth	Full permission	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
Land adjacent to Hilltop, Donnington: West	Under construction	73	40	35	35	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135
Land adjacent to Hilltop, Donnington: East	Under construction	70	40	35	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96
Crookham House , Crookham Common, Thatcham	Completed	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakeside, Theale	Full permission	0	0	30	60	60	60	60	29	0	0	0	0	0	0	0	0	0	0	0	299
19 and 19A High Street, Theale	Full permission	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
Permitted non-allocated sites of 10+ dwellings at 31 March 2023		**169**	**413**	**163**	**178**	**121**	**60**	**140**	**109**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1184**
Emerald House, Newbury Business Park	Completed	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bayer House, Strawberry Hill	Under construction	0	50	141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	191
Bloor Homes, Southern River View House, Newbury Business Park	Alternative scheme	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
James Butcher House, 39 High Street	Completed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sites identified through prior approval of 10+ dwellings at 31 March 2023		**109**	**50**	**141**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**191**
Permitted non-allocated small sites at 31 March 2023		**50**	**153**	**129**	**32**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**314**
Small sites identified through prior approval at 31 March 2023		**16**	**22**	**18**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**40**
Subtotal: Existing planning commitments on unallocated sites		*344*	*638*	*451*	*210*	*121*	*60*	*140*	*109*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1729*

		(for reference)				Five Year Period Post Adoption															
	Planning status at 31 March 2023	Submission 22/23	23/24	24/25	Adoption 25/26	Y1 26/27	Y2 27/28	Y3 28/29	Y4 29/30	Y5 30/31	Y6 31/32	Y7 32/33	Y8 33/34	Y9 34/35	Y10 35/36	Y11 36/37	Y12 37/38	Y13 38/39	Y14 39/40	Y15 40/41	TOTAL
Retained allocations in the Local Plan and Stratfield Mortimer NDP allocations																					
SP16 Sandleford Park Newbury - East	Outline permission	0	0	0	0	50	100	100	100	100	100	100	100	100	100	50	0	0	0	0	1000
SP16 Sandleford Park Newbury - West	No permission	0	0	0	0	0	0	50	50	50	50	50	50	50	50	50	50	0	0	0	500
RSA1 - Land north of Newbury College, Monks Lane, Newbury	Permission lapsed	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
RSA2 - Land at Bath Road, Speen, Newbury	Outline permission on 107 units Full permission on 11 units	0	0	10	30	30	30	18	0	0	0	0	0	0	0	0	0	0	0	0	118
RSA3 - Land at Coley Farm, Stoney Lane, Newbury	Full permission	0	0	25	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75
RSA4 - Land off Greenham Road and New Road, South East Newbury	Under construction	0	0	50	50	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	157
RSA5 - Land at Lower Way, Thatcham	Full permission	0	0	30	50	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91
RSA7 - 72 Purley Rise, Purley on Thames	Under construction	0	15	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29
RSA8 - Land adjacent to Bath Road and Dorking Way, Calcot	No permission	0	0	0	0	0	0	10	10	15	0	0	0	0	0	0	0	0	0	0	35
RSA9 - Land between A340 and The Green, Theale	Full permission	0	0	37	52	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104
RSA12 - Land adjoining Pondhouse Farm, Clayhill Road, Burghfield	Full permission	0	0	49	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100
RSA14 - Land adjoining Lynch Lane, Lambourn	No permission	0	0	0	0	0	0	20	20	20	0	0	0	0	0	0	0	0	0	0	60
RSA15 - Land at Newbury Road, Lambourn	Full permission	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
RSA18 - Pirbright Institute Site, High Street, Compton	Outline permission	0	0	0	0	0	0	50	50	50	10	0	0	0	0	0	0	0	0	0	160
RSA20 - Land off Charlotte Close, Hermitage	Full permission	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16
RSA21 - Land to the south east of the Old Farmhouse, Hermitage	Outline permission	0	0	0	0	0	0	11	10	0	0	0	0	0	0	0	0	0	0	0	21
RSA24 - 'Land Adjacent To New Stocks Farm, Paices Hill, Aldermaston	Full permission	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
SMNDP - Land to the south of St John's School, The Street, Stratfield Mortimer	Under construction	24	26	14	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58
Subtotal: Retained allocations in the Local Plan and Stratfield Mortimer NDP allocations		**24**	***41***	***237***	***276***	***196***	***130***	***290***	***240***	***235***	***160***	***150***	***150***	***150***	***150***	***100***	***50***	***0***	***0***	***0***	***2555***

	Planning status at 31 March 2023	Submission 22/23 (for reference)	23/24	24/25	Adoption 25/26	Y1 26/27	Y2 27/28	Y3 28/29	Y4 29/30	Y5 30/31	Y6 31/32	Y7 32/33	Y8 33/34	Y9 34/35	Y10 35/36	Y11 36/37	Y12 37/38	Y13 38/39	Y14 39/40	Y15 40/41	TOTAL
						Five Year Period Post Adoption															
Proposed New Allocations																					
SP17 North East Thatcham	No permission	0	0	0	0	0	0	0	0	60	170	170	170	170	170	170	170	170	170	170	1760
RSA10 - Whitehart Meadow, Theale	No permission	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	40
RSA11 - Former sewage treatment works, Theale	No permission	0	0	0	0	0	0	30	30	0	0	0	0	0	0	0	0	0	0	0	60
RSA13 - Land north of A4 Bath Road, Woolhampton	No permission	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0	0	0	16
RSA16 - Land north of South End Road, Bradfield Southend	No permission	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20
RSA17 - Land at Chieveley Glebe	No permission	0	0	0	0	0	0	5	10	0	0	0	0	0	0	0	0	0	0	0	15
RSA19 - Land west of Spring Meadows, Great Shefford	No permission	0	0	0	0	0	0	8	7	0	0	0	0	0	0	0	0	0	0	0	15
RSA22 - Land adjacent Station Road, Hermitage	No permission	0	0	0	0	0	0	15	15	12	0	0	0	0	0	0	0	0	0	0	42
RSA23 - Land adjacent The Haven, Kintbury	No permission	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20
Henwick Park, Bowling Green Road, Thatcham	No permission	0	0	0	0	0	0	50	50	50	50	25	0	0	0	0	0	0	0	0	225
Regency Park Hotel, Bowling Green Lane, Thatcham	No permission	0	0	0	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	45
Land at Pincents Lane, Tilehurst	No permission	0	0	0	0	0	0	50	50	38	0	0	0	0	0	0	0	0	0	0	138
Land north of Pangbourne Hill, Pangbourne	No permission	0	0	0	0	0	0	12	13	0	0	0	0	0	0	0	0	0	0	0	25
Site to be allocated in Hungerford Neighbourhood Development Plan	No permission	0	0	0	0	0	0	20	20	15	0	0	0	0	0	0	0	0	0	0	55
Site to be allocated in Lambourn Neighbourhood Development Plan	No permission	0	0	0	0	0	0	10	10	5	0	0	0	0	0	0	0	0	0	0	25
Subtotal: Proposed New Allocations		*0*	*0*	*0*	*0*	*0*	*0*	*278*	*268*	*180*	*220*	*195*	*170*	*170*	*170*	*170*	*170*	*170*	*170*	*170*	*2501*
Windfall allowance		*0*	*0*	*0*	*66*	*140*	*140*	*140*	*140*	*140*	*140*	*140*	*140*	*140*	*140*	*140*	*140*	*140*	*140*	*140*	*2166*
Existing planning commitments for C2 Use Class communal accommodation		*2*	*24*	*36*	*28*	*3*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*91*
Total Past Completions		*640*																			
Total Projected Completions			*807*	*739*	*619*	*515*	*376*	*902*	*797*	*605*	*568*	*485*	*460*	*460*	*460*	*410*	*360*	*310*	*310*	*310*	*9493*
Cumulative Completions (A)			807	1546	2165	2680	3056	3958	4755	5360	5928	6413	6873	7333	7793	8203	8563	8873	9183	9493	
PLAN - housing requirement 515 dwellings per annum			515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	
Cumulative requirement (using 515 dpa) (B)			515	1030	1545	2060	2575	3090	3605	4120	4635	5150	5665	6180	6695	7210	7725	8240	8755	9270	
515dpa + 5%			538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	
Cumulative 515dpa + 5%			538	1076	1614	2152	2690	3228	3766	4304	4842	5380	5918	6456	6994	7532	8070	8608	9146	9684	
MONITOR - No. of dwellings above or below housing requirement (A-B)			292	516	620	620	481	868	1150	1240	1293	1263	1208	1153	1098	993	838	633	428	223	
MANAGE - Annual requirement taking account of past/projected completions			515	498	483	474	471	478	443	410	391	371	357	342	323	295	267	236	199	87	

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Housing Trajectory 2022/23 - 2040/41



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Appendix 8 Glossary

Table 18

Term	Acronym	Explanation
Affordable housing		Affordable housing is defined in the NPPF as: *Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:* *a.* ***Affordable housing for rent:*** *meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).* *b.* ***Starter homes****: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.* *c.* ***Discounted market sales housing****: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.* *d.* ***Other affordable routes to home ownership****: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.*
Air quality management areas	AQMA	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
Ancient or veteran tree		A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
Ancient woodland		An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

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Term	Acronym	Explanation
Annual Monitoring Report	AMR	Annual statement monitoring progress on the Local Plan and on the implementation of policies. Also known as Authority Monitoring Report.
Area of Outstanding Natural Beauty	AONB	A nationally important landscape protected by the Countryside and Rights of Way Act 2000 (CROW Act) to conserve and enhance its natural beauty. On 22 November 2023 AONBs across England and Wales became known as National Landscapes, but the formal designation, and the legal protections, remain the same. In West Berkshire, the North Wessex Downs National Landscape is designated as an AONB.
Best and most versatile agricultural land		Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Brownfield land		See 'Previously Developed Land'.
Carbon neutral/ Carbon neutrality		The act of reducing a person's/events/ organisations/products carbon footprint to zero through energy efficiency measures and external emission reductions projects
Community Infrastructure Levy	CIL	A levy charged on most new development within the local authority area. The money is used to pay for new infrastructure supporting the development of an area by funding the provision, replacement, operation or maintenance of infrastructure. CIL will be used to fund: roads and other transport facilities, schools and other educational facilities, flood defences, medical facilities, open spaces and sports and recreational areas
Density		A measurement of how intensively land is occupied by built development
Derogation (in relation to a Habitats Site)		Tests to consider if proposals that would have an adverse effect on a European site qualify for an exemption.
Designated rural areas		Designated rural areas include Areas of Outstanding Natural Beauty and areas designated as 'rural' under Section 157 of the Housing Act 1985. The parishes which are designated within West Berkshire are listed in The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) Order 1997
Detailed Emergency Planning Zone	DEPZ	A defined zone around the nuclear site where it is necessary to pre-define protective actions which would be implemented without delay to mitigate the likely consequences of a radiation emergency. It is the zone that the AWE Off-Site Emergency Plan must cover in detail and the Council, along with the other agencies involved in the AWE Off-Site Emergency Plan, must be able to support.
Development Plan		Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.
Ecological Impact Assessment	EcIA	A process of identifying, quantifying and evaluating the potential effects of development-related or other proposed actions on habitats, species and ecosystems. It can be used for the appraisal of projects of any scale.
Edge of centre		Defined in the NPPF as: *' For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.'*

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Term	Acronym	Explanation
Energy Hierarchy		Generally accepted best practice across the building design sector. This seeks to 1) reduce energy demand (be lean), 2) supply energy efficiently (be clean), and 3) supply renewable energy (be green).
Environmental Impact Assessment	EIA	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
Flood risk areas (as defined by the Environment Agency)		• **Flood Zone 2:** comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year. • **Flood Zone 3a:** comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of sea flooding (>0.5%) in any year. • **Functional flood plan (3b):** defined as land where water has to flow or be stored in times of flood. • Any other land is classed as Flood Zone 1; land at no appreciable risk of flooding from rivers or tidal flooding.
Greenfield land		Land which does not fall within the definition of previously developed land.
Green infrastructure	GI	A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.
Gypsies, Travellers and Travelling Showpeople		Annex 1 of the Government's 'Planning Policy for Traveller sites' (PPTS, December 2023) defines, Gypsies and Travellers for the purposes of planning policy as: *"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."* In determining whether persons are "Gypsies and Travellers", for the purposes of planning policy, Annex 1 (of the PPTS) identifies that consideration should be given to the following issues amongst other relevant matters: a) whether they previously led a nomadic habit of life b) the reasons for ceasing their nomadic habit of life c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances. Travelling Showpeople are defined in the PPTS for the purposes of planning policy as: *"Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above."*

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Term	Acronym	Explanation
Gypsy and Traveller Accommodation Assessment	GTAA	Government guidance requires local planning authorities to assess need and use a robust evidence base to inform the preparation of local plans. The GTAA establishes the future need for Gypsy and Traveller site provision, along with the provision of plots for Travelling Showpeople within West Berkshire.
Habitats Regulations Assessment	HRA	An assessment of the potential effects of a land-use plan against the conservation objectives of any international Habitats Site protected by the Conservation of Habitats and Species Regulations 2017 as amended (known as the Habitats Regulations). These sites include Special Areas of Conservation (SAC) and Special Protection Areas (SPAs). The first stage in the HRA process is a screening for potential impacts on European sites. If there is a probability or a risk that there will be significant effects on site integrity, alone, or in-combination with other relevant plans or projects, (having regard to the site's conservation objectives) then the plan or project must be subject to an Appropriate Assessment of its implications on the site.
Housing and Economic Land Availability Assessment	HELAA	A technical study which aims to identify as many potential sites as possible for residential and economic development uses in West Berkshire. Most of the sites are submissions from landowners and developers for possible future development potential. Importantly, the HELAA does not allocate sites. It is for the plan-making process to determine which sites are appropriate for residential and economic development, with any potential sites being subject to consultation and independent examination.
Infrastructure Delivery Plan	IDP	A document which identifies future infrastructure and service needs for the District
Irreplaceable habitat		Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. In West Berkshire they include ancient woodland, ancient and veteran trees, ancient hedgerows, traditional unimproved meadows/ancient grassland and lowland fen.
Landscape Capacity Assessment	LCA	The ability of a landscape to accommodate different amounts of change or development of a specific type.
Landscape Character Assessment		An assessment to develop a consistent and comprehensive understanding of the character of the landscape.
Landscape Sensitivity Assessment	LSA	The degree to which the character and qualities of the landscape are affected by specific types of development and land-use change. Sensitivity depends upon the type, nature and magnitude of the proposed change as well as the characteristics of the landscape.
Landscape and Visual Impact Assessment	LVIA	An assessment of both the landscape and the visual effects of a proposed development undertaken in accordance with the Landscape Institute *Guidelines for Landscape and Visual Impact Assessment* 3rd ed. 2013.
Local Enterprise Partnership	LEP	A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. West Berkshire is covered by the Thames Valley Berkshire LEP
Local Housing Need	LHN	The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of the Framework).

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Term	Acronym	Explanation
Local Nature Partnership	LNP	A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it. West Berkshire is covered by the Berkshire LNP.
Local Plan		A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
Local Plan Review	LPR	This document. It sets out the strategy for distributing development within the District up to 2041 and the policies for protecting, conserving and enhancing the natural, built and historic environment.
Main town centre uses		Defined in the NPPF as: *'Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).'*
Major development		Defined by the government in the NPPF as follows: *Major development[70]: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.* *[70] Other than for the specific purposes of paragraphs 176 and 177 in this Framework.*
Material consideration		Factors which will be taken into account when reaching a decision on a planning application or appeal. Under Section 38 of the Planning and Compulsory Purchase Act 2004, decisions on planning applications 'must be made in accordance with the [development] plan unless other material considerations indicate otherwise'. Material considerations include issues regarding traffic, wildlife, economic impacts and the historical interest of the area (this list is not exhaustive). Issues such as the loss of a view or the impact on property values are not material to planning decisions.
Mineral Safeguarding Area	MSA	An area designated by the minerals planning authority which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.
Minor development		Development that doe not fall within the definition of major development.
National Landscape	NL	See Area of Outstanding Natural Beauty
National Planning Policy Framework	NPPF	The NPPF sets out the government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.
Natural Flood Management	NFM	Managing flood risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers and floodplains.

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Term	Acronym	Explanation
Nature Recovery Network		An expanding, increasingly connected, network of wildlife rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
Neighbourhood Plan	NDP	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law it is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
Nutrient neutrality		An approach by Natural England which highlights the need to carefully consider the nutrient impacts of any new plans and projects on internationally protected Habitats Sites. Developments need to demonstrate that they do no harm, and are 'nutrient neutral' before they can go ahead. Competent authorities and developers have to assess a site's current nutrient status and the likely impact of any new development and then identify the level of mitigation required to cancel out any additional nutrient pollution expected from a particular project. Pollution most typically arises from: - Agricultural activity - fertilisers, animal waste, slurry - Use / occupation of buildings (homes especially) – untreated or partially treated sewage and wastewater entering rivers over and above the limits that water companies' permits allow. - Surface water 'run-off' - from development Development achieves nutrient neutrality when the nutrient load created through additional wastewater (including surface water) from the development is mitigated. By designing development alongside suitable mitigation measures, additional nutrient loads can often be avoided or mitigated. It essentially allows developments to be permitted without impacting on the condition of protected sites.
Nutrient neutrality zone	NNZ	The geographical area in which the Council needs to consider the possibility of adverse effects to Habitats Sites, as a result of additional nutrient loads (including from residential developments), as part of a Habitat Regulations Assessment (HRA). In West Berkshire these are the catchments of the River Lambourn and the River Test.
Older people		People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
Original building		A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.
Out of centre		Defined in the NPPF as: *'A location which is not in or on the edge of a centre but not necessarily outside the urban area.'*
Out of town		Defined in the NPPF as: *'A location out of centre that is outside the existing urban area.'*
Parish Plan		Non statutory community led document which sets out a 5 year vision for a community and the actions it needs to take to achieve that vision.

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Term	Acronym	Explanation
People with disabilities		People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.
Perception (of landscape)		Our own personal appreciation of landscape and how we relate to or make use of it as individuals and communities through sight, sound, smell and feel
Permitted Development	PD	Certain types of minor changes to houses or businesses can be made without needing to apply for planning permission. These changes can be made under 'permitted development rights'. They derive from a general planning permission granted not by the local authority but by Parliament. The permitted development rights which apply to many common projects for houses do not apply to flats, maisonettes or other buildings.
Planning condition		A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning obligation		A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Planning Policy for Traveller Sites		Government planning policy for traveller sites which should be read in conjunction with the National Planning Policy Framework.
Planning Practice Guidance	PPG	On-line guidance produced by the Department for Levelling Up, Housing and Communities that supplements the NPPF and supersedes previous planning practice guidance.
Preliminary Ecological Appraisal or Preliminary Protected Species Survey	PEA	A rapid assessment of the ecological features present, or potentially present, within a site or the surrounding area. It normally comprises a desk study and a walkover survey. A PEA report does not replace an EcIA (see above), but for very straightforward projects, where no further ecological surveys are needed, an EcIA Report can be produced following completion of the PEA.
Policies Map		Map showing policy areas on an Ordnance Survey map base
Previously Developed Land	PDL	Also known as brownfield land. Defined by the NPPF as: *Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.*
Priority habitats and species		Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Public Rights of Way	PROW	Public footpaths, bridleways and byways as defined in the Countryside and Rights of Way Act 2000. The phrase ‘rights of way’ include the above and permissive routes where there is no legal right of way but access is permitted by the landowner.

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Term	Acronym	Explanation
Renewable and low carbon energy		Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Rural exception sites		Defined in the NPPF as *"Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding".*
Section 106 Agreements		Legal agreements entered into under Section 106 of the Town and Country Planning Act 1990 (as amended) between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken which would otherwise be outside the scope of the planning permission. Also referred to as Planning Obligations. Section 106 Agreements differ to CIL in that whilst they secure monies to be paid to fund infrastructure to support new developments, the agreements are negotiable and not all new development is subject to such agreements.
Self-build and custom-build housing		Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.
Setting of a heritage asset		The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Settlement Boundary		Settlement boundaries identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. They create a level of certainty about whether or not the principle of development is likely to be acceptable.
Site of Special Scientific Interest	SSSI	Sites designated by Natural England under the Wildlife and Countryside Act 1981
Source Protection Zone	SPZ	SPZs are defined by the Environment Agency for groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. The zones show the risk of contamination from activities that might cause groundwater pollution in the area. The size and shape of a zone depends upon subsurface conditions, how the groundwater is removed, and other environmental factors.
Special Areas of Conservation	SAC	Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.
Special Protection Areas	SPA	Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

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Term	Acronym	Explanation
Stepping stones		Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
Strategic Environmental Assessment	SEA	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Sustainable Development		The NPPF states *'At a very high level, sustainable development is that which meets the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways; a)economic, b)social and c) environmental.'* It goes on to note that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. The NPPF contains a “presumption in favour of sustainable development" requiring plan making to positively seek opportunities to meet the development needs of the area with sufficient flexibility to adapt to rapid change and approve development proposals that accord with the development plan unless material considerations indicate otherwise.
Supplementary Planning Document	SPD	A document which adds further detail to the policies in the development plan. It can be used to provide further guidance for development on a specific site, or on a particular issue, such as design. It is capable of being a material consideration in planning decisions but it is not part of the development plan.
Sustainability Appraisal	SA	An appraisal of the economic, social and environmental impacts of policies and proposals. It incorporates Strategic Environmental Assessment (SEA) – see above. The SA Scoping Report identifies the information needed for the appraisal, and describes the methodology for undertaking sustainability appraisal.
Sustainable Drainage System	SuDS	A sequence of management practices and control structures designed to drain surface water in a sustainable manner.
Town centre		Defined in the NPPF as: 'Area defined on the local authority’s policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.'
Transit site		Refers to Gypsy and Traveller site which is intended for short stays and contains a range of facilities. There is normally a limit on the length of time residents can stay.
Transport Assessment	TA	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

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Term	Acronym	Explanation
Transport Statement	TS	A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.
Travel Plan	TP	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.
Village Design Statement	VDS	A parish, town or village design statement (VDS) is a non-statutory community led document which is intended to influence the operation of the statutory planning system. A VDS describes the distinctive visual qualities and characteristics of a particular area and sets out clear design guidance for any future development in it.
Wildlife corridor		Areas of habitat connecting wildlife populations.
Windfall allowance		An allowance within the anticipated housing supply for windfall sites that will come forward in the future. This allowance needs to be realistic, having regard to the land availability assessment, historic windfall delivery rates and expected future trends.
Windfall sites		Defined in the NPPF as '*Sites not specifically identified in the development plan*'

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West Berkshire Local Plan Review 2022-2039

Schedule of Proposed Additional (minor) Modifications (AM)

This Schedule contains proposed Additional Modifications (AM) to the submitted West Berkshire Local Plan Review 2022 – 2039 (LPR). Additional modifications (sometimes also referred to as "minor modifications") are changes which do not materially affect the policies in the Plan and therefore they do not fall within the scope of the Examination. This Schedule is published for information only.

They are expressed in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

Please note that the page numbers and paragraph numbering below refer to the Proposed Submission LPR dated 20 January 2023, as submitted.

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
AM0.1	Various	Throughout the document	*Amend the title and references to the LPR plan period throughout the document as follows:* 'West Berkshire Local Plan Review ~~2022-2039~~ 2023-2041'	Factual update
AM0.2	Contents pages	Contents	*Amend to reflect the new RSA and DM policies and the removal of policies SP13, SP14, SP15, SP21 and DM30*	Factual update
AM0.3	Various	Throughout the document	*Re-order, re-number and re-format policies and paragraphs throughout the document as appropriate and update referencing and hyperlinks as necessary*	Factual updates and to ensure consistency in presentation

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
Chapter 1 Introduction & Background				
AM1.1	5	Paragraphs 1.2-1.2, 107-1.10	*Delete paragraphs under the headings 'Setting the Scene' and 'Why are we Reviewing the Local Plan'*	Information no longer required
AM1.2	6	Neighbourhood Planning Paragraph 1.14	*Update paragraph 1.14 as follows:* 'Parish and town councils within West Berkshire can produce neighbourhood plans (NDP) which, when adopted, also form part of the development plan, together with the LPR and the West Berkshire Minerals and Waste Local Plan. Neighbourhood plans must be in general conformity with, and reflect the strategic policies in, the LPR. Neighbourhood plans should not promote less development than set out in the LPR, but can promote more development. ~~Appendix 6 sets out how the LPR policies will be applied in the neighbourhood planning context.~~ In West Berkshire we have ~~two~~ four made neighbourhood plans – the Stratfield Mortimer Neighbourhood Development Plan (2017), ~~and~~ the Compton Neighbourhood Development Plan (2022), the Hermitage Neighbourhood Plan (2024) and the Cold Ash Neighbourhood Plan (2024).'	Factual update As a consequence of Proposed MM109
AM1.3	6	What has happened so far? Paragraphs 1.16-1.21	*Amend title as follows:* '~~What has happened so far?~~ Preparation of the LPR' *Update paragraphs 1.16-1.21 as necessary to reflect the progress of the LPR.*	Factual updates as appropriate to reflect the progress of the LPR

AM1.4	7	Duty to Cooperate Paragraph 1.22	*Update as follows:* '1.22 Section 110 of the Localism Act places a legal duty on local planning authorities and other prescribed bodies to cooperate with each other when preparing development plan documents in order to address strategic planning issues relevant to their areas. The LPR ~~is being~~ has been produced through close partnership working with our neighbouring local authorities to ensure that cross-boundary planning issues ~~are being~~ have been taken into account. We have also co-operated with all authorities within a 60 minute "drive time" of Newbury with regards to employment issues. ~~Key work on satisfying the duty takes place on an ongoing basis.~~ A Duty to Cooperate Statement ~~accompanies~~ accompanied the submitted ~~Draft~~ LPR ~~and~~ which set~~s~~ out in detail how the Council ~~is co-operating~~ co-operated on strategic cross-boundary issues in order to create and deliver a positively prepared plan.'	Factual updates as appropriate to reflect the progress of the LPR

AM1.5	7	What evidence supports the LPR? Paragraphs 1.23-1.25	*Update as follows:* '1.23 One of the key features of the plan-led system is that development plans should be based on up-to-date evidence. The LPR is underpinned by a wide-ranging evidence base, which ~~has been~~ was prepared, reviewed and updated as necessary as part of the LPR preparation. The aim ~~has been~~ was to understand how West Berkshire functions as a place, what makes it unique, and what ~~is~~ was required to conserve and enhance that uniqueness. 1.24 The evidence can be broken down into two parts: • The views and experiences of our local communities and those with a stake in the future of the District; and • Technical research in the form of published studies 1.25 The LPR is supported by a vast amount of national and local information and numerous professional studies. These are referred to at various points in the LPR and are published on the Council's website. ~~This evidence base will be added to as the LPR progresses.~~'	Factual updates as appropriate to reflect the progress of the LPR
AM1.6	8	Testing the LPR - Paragraphs 1.27-1.28	*Rename 'Sustainability Appraisal' and update as follows:* '1.27 All local plans must be accompanied by a sustainability appraisal (SA) of the plan. The SA offers a systematic and robust way for checking and improving on plans and their policies as they are being developed. It helps planning authorities to fulfil the objective of contributing to the achievement of sustainable development in preparing their plans, and thus contributes to sound plan making. 1.28 ~~The SA process is intended to be an integral part of preparing a local plan, rather than separate to it.~~ The SA of the ~~Draft~~ LPR ~~has been~~ was fully integrated into the plan-making process, so that it ~~has~~ informed and influenced the LPR as it ~~has~~ evolved. ~~The SA will continue to evolve as the LPR progresses.~~'	Factual updates as appropriate to reflect the progress of the LPR

AM1.7	8	Next steps - Paragraph 1.29	*Delete heading 'Next Steps' and paragraph 1.29*	Factual updates as appropriate to reflect the progress of the LPR
Chapter 3 Shaping West Berkshire: Vision and Objectives				
AM3.1	10	Paragraph 3.4	*Amend text as follows:* 'Heritage assets will be conserved and enhanced and there will be greater opportunity for enjoyment and appreciation of the special qualities of the built, historic and natural environment.'	To reflect that the built environment is not synonymous with the historic environment. As agreed in the Statement of Common Ground with Historic England.
Chapter 4 Development Strategy: Our Place Based Approach				
AM4.1	12	Paragraph 4.5	*Amend text as follows:* '….The LHN for West Berkshire is ~~513~~ 515 dwellings per annum, using a ~~2022~~ 2023 base date.'	Factual update
AM4.2	12	Paragraph 4.6	*Amend text as follows:* 'In addition, there are other designations including conservation areas and Registered ~~historic~~ parks and gardens…'	For accuracy as agreed in the Statement of Common Ground with Historic England.
AM4.3	16	Policy SP1	*Amend last sentence of fourth paragraph as follows:* '…..as set out in Policy D~~C~~M1 and DM35.'	Typo
AM4.4	19	Paragraph 4.24 of the supporting text to policy SP2	*Amend as follows:* ' … Under Section 85 of the Countryside and Rights of Way Act 2000 (as amended), the Council has a duty to ~~have regard to~~ seek to further the primary purpose of designation…….'	Factual change to reflect the amendment made to section 85(1) of the Countryside and Rights of Way Act 2000

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
				by section 245 (Protected Landscapes) of the Levelling Up and Regeneration Act 2023 (LURA).
AM4.5	Various	Throughout the document	*Delete and amend references to the AONB as appropriate throughout the document and accompanying Policies Map as follows:* '~~AONB~~ National Landscape' *Insert additional text in paragraph 2.1 as follows:* 'The North Wessex Downs National Landscape is a nationally important and legally protected landscape, designated as an Area of Outstanding Natural Beauty (AONB) for the quality of its scenic beauty….' *Insert additional text at the start of paragraph 4.24 as follows:* 'The North Wessex Downs is a nationally important landscape, designated as an Area of Outstanding Natural Beauty (AONB) and protected by the Countryside and Rights of Way Act 2000 (CROW Act) to conserve and enhance its natural beauty. On 22 November 2023 AONBs across England and Wales became known as National Landscapes, but the formal designation, and the legal protections, remain the same.'	Factual changes for clarification and to reflect the rebranding of AONBs to National Landscapes.
AM4.6	18	Paragraph 4.21 of the supporting text to policy SP1	*Amend the final paragraph as follows:* 'The approach in the different spatial areas reflects the different characteristics of the different parts of West Berkshire. Policies ~~SP13-15~~	Factual change

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
			SP12, SP13, SP14 and RSA1-29 set out the proposed allocations for residential and mixed use development in the separate spatial areas and the housing requirements for neighbourhood plans'	
AM4.7	25	Para 4.46 of the supporting text to policy SP4	*Amend MM9 as follows:* '…. This process was undertaken in 2019/20 and reviewed in 2022/23.'	Factual change
Chapter 5 Our Environment and Surroundings				
AM5.1	26	Policy SP5	*Add text of the policy as follows:* 'm. To maintain the integrity of the historic environment and to respect the character and improve the environmental performance of heritage assets without compromising their significance, ~~by adopting principles of reversibility and minimum intervention~~ in accordance with Policy SP9. This necessitates taking a whole building approach informed by heritage expertise.'	To simplify the criterion as agreed in the Statement of Common Ground with Historic England.
AM5.2	26	Paragraph 5.1 of the supporting text to policy SP5	*Amend text as follows:* '….nitrous oxide ~~monoxide~~…..'	Factual change. As agreed in the Statement of Common Ground with the Environment Agency
AM5.3	30	Paragraph 5.15 of the supporting text to policy SP6	*Amend third sentence as follows:* *In other cases it may be identified from other policies contained within the LPR, for example Policies SP1, SP3~~, SP20~~ and DM1.'*	Typo
AM5.4	33	Policy SP7	*Amend second paragraph of policy as follows:*	For effectiveness. As agreed in the Statement

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
			'. . .or as superseded, and at a local level, this includes neighbourhood plans, design guides or codes and relevant community planning documents that identify the local character and distinctiveness of an area which is valued by local communities.'	of Common Ground with Historic England
AM5.5	34	Paragraph 5.31 of the supporting text to policy SP7	*Add the following to end of paragraph:* 'New waterside development adjacent to the Kennet & Avon Canal should seek to positively address the water, integrate the towing path and open up access to the water, link the waterside space to the water, make use of the water itself, incorporate access improvements, engage with the benefits of being by the water, and reflect the scale of the local waterway to the wider neighbourhood. In accordance with Policy SP6, where practicable and appropriate, any development should include an undeveloped buffer zone of 10m on both sides of the Canal.'	For effectiveness. As agreed in the Statement of Common Ground with the Environment Agency
AM5.6	48	Paragraph 5.80 of the supporting text to policy SP11	*Amend text as follows:* '…in accordance with policy DM15~~6~~……'	Typo
AM5.7	28-30	New text after paragraph 12 of policy SP6	*Amend new text added after paragraph 12 of the policy (MM10) as follows:* 'A Cumulative Impact Assessment (CIA) forms an addendum to the Level 1 SFRA, and it identifies those river catchments where the level of flood risk and development pressures mean they could be affected by cumulative impacts. Where the latest CIA ~~Cumulative Impact Assessment~~ identifies…'	Typo
AM5.8	28-30	New text after paragraph 13 of	*Amend new text added after paragraph 13 of the policy (MM10) as follows:*	Typo

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
		policy SP6	'…In line with the recommendations of the ~~Cumulative Impact Assessment~~ CIA,…'	
Chapter 6 Delivering Housing				
AM6.1	62	Paragraph 6.44 of the supporting text to policy SP16	*Insert additional text to the end of paragraph 6.44 as follows:* *'….*<u>As part of this a housing and infrastructure phasing plan is expected to accompany planning proposals for the site.</u>'	For clarity
AM6.2	62	Paragraph 6.48 of the supporting text to policy SP16	*Insert additional text to the end of paragraph 6.48 as follows:* '<u>, in line with the site's Infrastructure Delivery Plan as required in the Sandleford Park Supplementary Planning Document.'</u>	For clarity. As agreed in the Statement of Common Ground with the Environment Agency
AM6.3	68	Paragraph 6.67 of the supporting text to policy SP18	*Amend text as follows:* '…..and accessible (see Policy DM~~20~~19)'	Typo
AM6.4	68	Paragraph 6.69 of the supporting text to policy SP18	*Amend text as follows:* ' …… This is to be implemented as a minimum standard through change~~d~~s to the buildings regulations …….	Typo
AM6.5	68	Paragraph 6.71 of the supporting text to SP18	*Amend text as follows:* 'The Whole Plan Viability ~~a~~Assessment …..'	Typo

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
AM6.6	68	Paragraph 6.72 of the supporting text to SP18	*Amend text as follows:* ‘ …. the ~~LHN assessment~~ Housing Needs Assessment Update (2022) identifies a need for……’	Factual update
AM6.7	71	Paragraph 6.79 of the supporting text to policy SP19	*Amend text as follows:* *‘…housing need of 515 ~~513~~…..’*	Factual update
AM6.8	66	New para after 6.61 of the supporting text to policy SP17	*Amend MM26 as follows:* ‘The indicative site map ~~plan (figure x)~~ shows ~~indicative~~ locations….’	Typo and to ensure consistency with the RSA policies
AM6.9	65	Paragraph 6.65 of the supporting text to policy SP18	*Remove final sentence as follows:* ‘~~Policy DM30: Residential space standards sets out the requirement for residential development to meet nationally described space standards in order to ensure that new homes provide sufficient space for basic daily activities and needs.~~’	To reflect the deletion of policy DM30 in MM90
AM6.10	52-53	Supporting text to policy SP12	*Amend MM19 as follows:* *Paragraph 6.12 to read:* ‘…account therefore needs to be taken of sites that ~~have already been~~ were allocated in the …..’ *Paragraph 6.15 to read:*	Typos and factual updates

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
			'Several sites that ~~are~~ were allocated within the Core Strategy and HSA DPD ~~are not being~~ have not been retained in the LPR….' *Paragraph 6.20 to read*: '….It has been based on the average annual delivery on small sites of less than 10 units over the existing plan period 2006 – ~~2022~~ 2023.	
Chapter 7 Fostering Economic Growth and Supporting Local Communities				
AM7.1	74	Paragraph 7.9 of the supporting text to policy SP20	*Amend paragraph 7.9 as follows:* '~~Policy SP21~~ Chapter 8 sets out a number of site allocations for industrial land, …..'	To reflect the deletion of policy SP21.
AM7.2	80	Paragraph 7.39 of the supporting text to policy SP22	*Amend text as follows:* '….and the Council ~~are currently completing~~ has also completed similar strategies for Thatcham and Hungerford.'	Factual update
AM7.3	82	Paragraph 7.49 of the supporting text to policy SP23	*Insert text at the end of the paragraph as follows:* 'Development that encourages modal shift of good and people to more sustainable forms of transport will be supported.'	Clarification
Chapter 8 Non-Strategic Site allocations: Our Place Based Approach				
AM8.1	85	Policy RSA1	*Amend criterion as follows:* 'Informed by ~~an archaeological desk based assessment as a minimum and~~	To ensure consistency across all the RSA policies.

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
			~~field evaluation if required to assess the historic environment potential of the site~~ the archaeological assessment already undertaken of the site.'	As agreed in the Statement of Common Ground with Historic England.
AM8.2	87	Policy RSA2	*Amend criterion as follows:* 'Informed by ~~an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site~~ the archaeological assessment already undertaken of the site.'	To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with Historic England.
AM8.3	93	Policy RSA5	Amend criterion as follows: "g) Development will be informed by ~~an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site~~ the archaeological assessment already undertaken of the site."	To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with Historic England.
AM8.4	111	Policy RSA13	*Amend criterion as follows:* 'i) ~~A desk based assessment to better understand archaeological potential and survival will be required. Subject to the results of the assessment, a field evaluation may be required~~. Development should be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.'	To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with Historic England.

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
AM8.5	113	Policy RSA14	*Amend criterion as follows:* 'k) Development should be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site. A pre-determination evaluation will be required.'	To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with Historic England.
AM8.6	115	Policy RSA15	*Amend criterion as follows:* 'i) Development will be informed by ~~an~~ the archaeological assessment already undertaken of the site. ~~in the form of a geophysical survey followed by trial trenching if necessary~~'	To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with Historic England.
AM8.7	121	Policy RSA18	*Amend criterion as follows:* 'j) ~~An archaeological desk based assessment will be required as a minimum and field evaluation if necessary to assess the historic environment potential of the site~~ Informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.'	To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with Historic England.
AM8.8	124	Policy RSA19	*Amend text of the policy as follows:* 'k) ~~A desk based assessment to better understand archaeological potential and survival will be required. Fieldwork techniques to better understand the Mesolithic potential may be necessary~~. Development will be informed by an archaeological desk based assessment as a minimum and field	To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with Historic

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
			evaluation if required to assess the historic environment potential of the site.'	England.
AM8.9	126	Policy RSA20	*Amend criterion as follows:* 'j) The development will be informed by ~~a desk based archaeological assessment followed by field evaluation if necessary~~ the archaeological assessment already undertaken of the site.'	To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with Historic England.
AM8.10	128	Policy RSA21	*Amend criterion as follows:* ''j) ~~An archaeological desk based assessment will be required as a minimum and field evaluation if necessary to assess the historic environment potential of the site~~ Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.'	To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with Historic England.
AM8.11	138	Policy ESA1	*Amend criterion as follows:* 'j) Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.'	To ensure consistency across all the ESA policies. As agreed in the Statement of Common Ground with Historic England.
AM8.12	146	Policy ESA5	*Amend criterion as follows:* *'g) Development will be informed by a ~~A~~ Tree Survey……*	Typo

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
AM8.13	148	Policy ESA6	*Amend criterion as follows:* 'g) Development will be informed by an archaeological desk based assessment <u>as a minimum and</u> field evaluation if required to assess the historic environment potential of the site.'	To ensure consistency across all the ESA policies. As agreed in the Statement of Common Ground with Historic England.
Chapter 9 Development Management Policies: Our Place Based Approach				
AM9.1	155 - 156	Paragraph 9.2 of the supporting text to policy DM1	*Amend as follows:* '~~Further detail is also set out in Policies DM16, DM17, DM20, DM23, DM24, DM25, DM27, DM28 and DM29.~~'	Consequential amendment arising from MM73, inclusion of the policy references in DM1
Chapter 10 Development Management Policies: Our Environment and Surroundings				
AM10.1	155 - 156	Policy DM4	*Amend as follows:* **'2. New Non-Residential Development, including hotels, residential institutions, secure residential institutions - minimum construction standard** …… • BREEAM Excellent (BREEAM ~~2018~~ <u>New Construction V6</u> or future	Factual update

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
			equivalent).' **'4. Carbon Offsetting ……** …that it is net zero carbon in relation to operational energy….'	Typo
AM10.2	161	New paragraph after paragraph 10.48 of the supporting text to policy DM5	*Amend the supporting text as follows:* *'*Odour can be associated with commercial, industrial, agricultural or sewage related activities. Odour can affect air quality and the quality of life of residents, both existing and of proposed residential development. Appropriate investigations are therefore required, to support development proposals, and mitigation proposed, where required. This includes, as an example, development within 800 metres of a Sewage Treatment Works.'	For information. As agreed in the Statement of Common Ground with Thames Water.
AM10.3	161	Paragraph 10.49 of the supporting text to policy DM5	*Amend as follows:* '….To this end, appropriate conditions may be imposed requiring certain remedial measures prior to construction and ~~or~~ appropriate design of ~~and~~ wastewater and surface water run-off management schemes…..'	For clarity. As agreed in the Statement of Common Ground with the Environment Agency.
AM10.4	163	Paragraph 10.59 of the supporting text to policy DM6	*Amend as follows:* 'Most foul water is removed from a development site by a mains sewer. However, where this is not the case, foul water is usually treated on site and then discharged either to ground to filter away from the site, or into a nearby watercourse. If the treated water flows ~~towards a SSSI~~ is discharged to ground, it has the potential to impact on water quality sensitive features, particularly by increasing the already high nitrate concentrations. The Environment Agency's publication 'General binding rules: small sewage discharge to groundwater (2021) stipulates that the	For information. As agreed in the Statement of Common Ground with the Environment Agency.

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
			~~general binding rules cannot be met if the new discharge will be in or within 500m of a SSSI~~ general binding rules can only be met if the discharge is less than 2 cubic metres per day and via a shallow drainage field located, designed, and constructed in line with the recommendations in British Standard BS 6297:2007. If it is identified that a planning application could affect ~~a protected site (other than outlined above)~~ groundwater, the potential impact on water quality will need to be investigated ~~using the NPPF to find out how to assess planning proposals that affected protected sites~~ and include a mitigation strategy which demonstrates how the applicant will reduce the negative effects of their proposal and show how they will implement risk reduction measures.'	
AM10.5	167	Paragraph 10.71 of the supporting text to policy DM7	*Amend as follows:* 'In order to allow for water and wastewater infrastructure delivery national planning guidance stipulates that phasing new development should be considered to ensure that the 'infrastructure will be in place when and where needed and provided through the timely provision of new, or the enhancement of existing necessary strategic and local infrastructure to ensure that infrastructure is in place and available prior to the occupation of all developments.' As the Water Cycle Study (Phase 2) (2021) is showing the need for upgrades it may be necessary for development to be phased in West Berkshire to allow for the delivery of this infrastructure.'	For information. As agreed in the Statement of Common Ground with the Environment Agency.
AM10.6	168	Paragraphs 10.74 – 10.76 of the supporting text to policy DM8	*Amend the supporting text to policy DM8 as follows:* ~~'10.74 The air quality in West Berkshire is predominantly good although the major source of air quality pollutants in the area is from road transport and there are specific areas where air pollution exceeds the levels set by European and UK regulations. For this reason, the Council has declared~~	Factual update to reflect the fact that the two existing AQMAs in Newbury and Thatcham were revoked in 2024.

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
			~~two Air Quality Management Areas (AQMAs), which relate to elevated levels of nitrogen dioxide (NO2). These are located at Newbury and Thatcham. The adjoining urban areas of Reading town centre is also designated an AQMA. Development proposals located within these areas will need to demonstrate how they take into account the Council's Air Quality Action Plan and so early engagement with the Council's Air Quality Officer is encouraged to help ensure the approach taken is acceptable. The developer will also have to prove to the Council that the proposals will not create an AQMA or be detrimental to the current AQMAs.~~ 10.75 West Berkshire Council is a member of the Public Protection Partnership with Bracknell Forest and Wokingham where data and information about air quality in these parts of Berkshire is pooled and shared. The ~~emerging~~ Policy Guidance: Planning for Air Quality (including Good Design~~, Emissions Mitigation Assessments~~ and Air Quality Assessments) being prepared by the Partnership will set the requirements for the consideration of air quality in proposals for new development. National guidance has been produced by Environmental Protection UK and the Institute of Air Quality Management. 10.76 Planning has an important influence on air quality and also, therefore, the health of humans and ecosystems. It can be used to locate development to reduce emissions overall and reduce the exposure of people to air pollution. Where necessary, appropriate mitigation measures will be required and these will vary on a case by case basis but can include simple measures designed into the scheme from the outset. The Council will utilise the ~~emerging~~ Policy Guidance: Planning for Air Quality (including Good Design~~, Emissions Mitigation Assessments~~ and Air Quality Assessments) prepared by the Public Protection Partnership to aid the assessment of applications, development proposals which incorporate	Factual update to reflect progress of document

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
			good design principles to minimise emissions and impacts on air quality will be supported….'	
AM10.7	178	Paragraph 10.114 of the supporting text to policy DM13	*Amend last sentence as follows:* …..policy DM1~~2~~1	Typo
AM10.8	182	Policy DM15	*Amend text in fifth paragraph as follows:* '…..will be considered in accordance with policy DM~~13~~12 for those within Registered Parks and Gardens, or policy DM~~12~~11 for those forming part of ……'	Typo
AM10.9	154	Paragraph 10.11 of the supporting text to policy DM3	*Amend last sentence as follows:* 'Developers are encouraged to engage with the ~~Berkshire West Integrated Care Partnership~~ NHS Buckinghamshire, Oxfordshire and Berkshire Integrated Care Board (BOB-ICB) or other such appropriate body at the earliest opportunity in order to determine the health care requirements associated with new development.'	Factual update
AM10.10	156-158	Supporting text to policy DM4	*Amend text as follows:* *Paragraph 10.12 – remove blank footnote from last sentence* *Paragraph 10.18* – update text to read: 'Viability work undertaken for the LPR ~~to date, has already~~ tested the viability based on 'carbon neutral' development and ~~has~~ concluded it is not a barrier to development in West Berkshire.'	Typos and factual updates

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
			Paragraph 10.28 – 'Where a development cannot ~~active~~ achieve net zero carbon….' *Paragraph 10.33* – '…..100sqm or more of new non-residential floorspace, including hotels (C1 uses class), ……'	
Chapter 11 Development Management Policies: Delivering Housing				
AM11.1	192	Paragraph 11.24 of the supporting text to policy DM20	*Add to the end of the paragraph as follows:* *'*In consideration of location, caravans are not permitted in Flood Zone 3 as per Table 2 of the Planning Practice Guidance'.	For information. As agreed in the Statement of Common Ground with the Environment Agency.
AM11.2	204	Paragraph 11.83	*Amend the second sentence as follows:* *'*The Building Research Establishment (BRE) Guide "Site Layout Planning for Daylight & Sunlight. A Guide to Good Practice ~~(2011)~~ (2022) (or any further update) is a useful guide in the assessment of this.'	Factual update
AM11.3	192	Paragraphs 11.30 and 11.31 of the supporting text to policy DM20	*Amend MM88 as follows:* '11.30 Table 7 outlines that 20 permanent pitches are required between 1 April 2023 and 31 March 2038. ~~To meet this need the Council is preparing a Gypsy and Traveller Accommodation Development Plan Document.~~ Site allocations will be made in the context of a further update to the GTAA which would follow the repopulation of Four Houses Corner, Padworth. In contributing to meeting the need planning applications will be assessed in accordance with the criteria set out in this policy.	Factual update for consistency and to align with the Council's LDS

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
			11.31 There is no requirement to identify a site for transit pitches. However, the GTAA 2021 recommends that tolerated stopping places or negotiated stopping places should be provided. The Council will explore this further through the ~~Gypsy and Traveller Accommodation DPD~~ Local Plan process and/or through developing a Council policy to govern this.'	
AM11.4	208 - 209	Policy DM31 and para 11.115 of the supporting text to policy DM31	*Amend the policy as follows:* 'ii. Internal accommodation of an adequate size and layout relative to the intensity of occupation envisaged~~, in accordance with Policy DM30~~;' *Amend para 11.115 as follows:* '~~Policy DM30 (Residential Space Standards)~~ National space standards will be applicable to ensure adequate internal accommodation is provided…'	Consequential amendments from the deletion of policy DM30
AM11.5	192	Paragraph 11.29 of the supporting text to policy DM20	*Amend MM88 to read:* '…This takes forward the ~~existing~~ allocation in the Housing Site Allocations ….'	Factual update
Chapter 12 Development Management Policies: Fostering Economic Growth & Supporting Local Communities				
AM12.1	210	Paragraph 12.3 of the supporting text to policy DM32	*Amend last sentence as follows:* '…..and the designation of the new DEA~~ ,as identified in Policy SP21~~.'	To reflect the deletion of policy SP21.

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
AM12.2	218	Policy DM36	*Amend criterion as follows:* *'h) ……in accordance with ~~P~~policies SP9 and DM~~12~~11:…..'*	Typo
AM12.3	222	Paragraph 12.52 of the supporting text to policy DM37	*Amend text as follows;* '…..However, it can ensure that ~~race~~ horseracing industry….'	Typo
AM12.4	224	Paragraph 12.56 of the supporting text to policy DM38	*Amend text as follows:* '….Pangbourne College and Brockhurst and Marlston House School are…..'	Factual update
AM12.5	232	Paragraph 12.98	*Amend the second sentence as follows:* '…Specifically, this could include opportunities to replace that part of the former Didcot, Newbury & Southampton railway line to provide between Hermitage and Newbury ~~Hampstead Norreys~~, a route for both leisure and potentially commuter use…..'	Factual update
AM12.6	237	Paragraph 12.107	*Amend the paragraph as follows:* 'The increased use of low emission vehicles will help contribute to the need to decarbonise the transport sector as part of tackling the global Climate Change issue. The UK Government currently has a target to ban the sale of new petrol and diesel cars from 2030. Therefore, the parking policy actively seeks the provision of electric vehicle charging points in both residential and non-	Typo and factual update

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
			residential developments. The provision of electric vehicle charging points in new developments ~~is due to be~~ was incorporated into the English Building Regulations in ~~2022~~ December 2021. The Council has also produced its own guidance for developers to help outline what the Council will expect to be provided.'	
AM12.7	236	Table 9 of the supporting text to policy DM44	*Amend the table as follows:* *Description of zone 1:* '~~Core~~ Town Centre~~s~~ plus 5 minute walking zone' *Description of zone 2:* ~~'Communities with~~ Settlements including 500m buffer outside the adopted settlement boundary' *Areas of zone 2:* 'Not including areas within relevant zone 1, Newbury, Thatcham, Hungerford, Pangbourne and Theale ~~outside any relevant Zone 1 to~~ within adopted settlement boundary, plus 500m buffer outside' *Description of Eastern urban settlements zone:* ~~'The area of our eastern most settlements bordering the western administrative boundary of Reading Borough Council with a 500m buffer outside the adopted settlement boundary~~ Within the adopted settlement boundary of the Eastern Urban Area plus 500m buffer outside'	Factual update for clarity

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
Appendices				
AMA1.1	239	Appendix 1	*Amend tables to include new RSA and DM policies and removal of policies SP13, SP14, SP15, SP21 and DM30*	Factual update
AMA4.1	254	Appendix 4	*Amend table 18 as follows:* • 'London Road Industrial Estates'	Update to reflect commonly used name for the DEA
AMA5.1	256-257	Appendix 5	*Amend all Residential Parking Zone maps to more accurately draw the Parking Zone 2 boundary to comply with the wording of policy DM44* *Amend all legends to refer to 'parking zones'* *Amend Residential Parking Zone Map – Hungerford to remove zone 1 from the map and legend and the Eastern Urban Area from the legend* *Amend Residential Parking Zone Map – Pangbourne, Theale and Eastern Settlements to remove zone 1 from the map and legend and amend the Eastern Urban Area in the legend to read Eastern Urban Settlements Zone'*	Factual updates
AMA7.1	261-267	Appendix 7	*Amend tables to reflect MMs including new RSA and DM policies and removal of policies SP13, SP14, SP15, SP21 and DM30*	Typos and other factual updates
AMA9.1	271	Appendix 9	*Amend definitions within the Glossary as follows:* Development Plan - Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made together with any regional strategy policies that remain in force. Neighbourhood plans that have been	To ensure consistency with national policy. See Council response to PQ45 Amend reference to

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
			approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made. Local Housing Need – ~~An unconstrained assessment of the number of homes needed in an area, and the first step in the process of deciding how many homes should be planned for. The standard method of assessing LHN is set out in the Planning Practice Guidance in a formula which takes account of household growth projections and affordability in the local area.~~ The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of this Framework). Planning Condition - A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) ~~(as amended).~~ or a condition included in a Local Development Order or Neighbourhood Development Order. Public Rights of Way - Public footpaths, ~~and~~ bridleways and byways as defined in the Countryside and Rights of Way Act 2000. The phrase 'rights of way' include the above and permissive routes where there is no legal right of way but access is permitted by the landowner. *Add new definitions to Appendix 9: Glossary as follows:* Area of Outstanding Natural Beauty (AONB) – a nationally important landscape protected by the Countryside and Rights of Way Act 2000 (CROW Act) to conserve and enhance its natural beauty. On 22 November	AONB to reflect the rebranding of AONBs for clarity. Factual updates for clarity.

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
			2023 AONBs across England and Wales became known as National Landscapes, but the formal designation, and the legal protections, remain the same. In West Berkshire, the North Wessex Downs National Landscape is designated as an AONB. Energy Hierarchy – generally accepted best practice across the building design sector. This seeks to 1) reduce energy demand (be lean) 2) supply energy efficiently (be clean) and 3) supply renewable energy (be green) National Landscape (NL) - see Area of Outstanding Natural Beauty	
AMA9.2		Appendix 9	*Amend the definition of Gypsies and Travellers in accordance with the 'Planning Policy for Traveller sites' published in December 2023 as follows:* Annex 1 of the government's 'Planning Policy for Traveller sites' (PPTS, ~~August 2015~~ December 2023) defines, Gypsies and Travellers for the purposes of planning policy as: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such." In determining whether persons are "gypsies and travellers" for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters: a) Whether they previously led a nomadic life b) The reasons for ceasing their nomadic life c) Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.	To reflect the amendment to the definition of Gypsies and Travellers to accord with the 'Planning Policy for Traveller Sites', and for consistency with the definitions in the NPPF Annex 2. See Council response to PQ45

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
			Travelling Showpeople are defined in the PPTS for the purposes of planning policy as: "Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily <u>or permanently</u>, but excludes Gypsies and Travellers as defined above.	
Policies Map				
PMC19	168	Policy DM8	*Amendment to remove the two revoked AQMAs in Newbury and Thatcham*	Factual update

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WEST BERKSHIRE COUNCIL
WEST BERKSHIRE LOCAL PLAN REVIEW 2023 - 2041
POLICIES MAP

version for adoption June 2025

1:38,000 0 0.5 1 2 3 4 5 6 Kilometers

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- DISTRICT BOUNDARY
- SPATIAL AREAS
- SETTLEMENT BOUNDARIES

HIERARCHY OF CENTRES
- Major Town Centre
- Town Centre
- District Centre

SETTLEMENT HIERARCHY
- Urban Area
- Rural Service Centre
- Service Village
- STRATEGIC SITE ALLOCATIONS
- RESIDENTIAL SITE ALLOCATIONS
- GYPSY AND TRAVELLER SITE ALLOCATION
- TRAVELLING SHOWPEOPLE SITE ALLOCATION
- PERMITTED GYPSY AND TRAVELLER SITES
- PERMITTED TRAVELLING SHOWPEOPLE SITE
- MOBILE HOME PARKS
- EMPLOYMENT LAND ALLOCATIONS
- DESIGNATED EMPLOYMENT AREAS
- PRIMARY SHOPPING AREAS
- TOWN CENTRE COMMERCIAL AREA
- RETAIL PARKS
- NEWBURY RACECOURSE
- AWE SITE BOUNDARIES
- DENISON BARRACKS SITE BOUNDARY
- RAF WELFORD SITE BOUNDARY
- AWE DETAILED EMERGENCY PLANNING ZONE
- AWE PLANNING CONSULTATION ZONES

RAF WELFORD SAFEGUARDING ZONES
- Inner Zone
- Outer Zone
- THEALE ROAD-RAIL TRANSFER SITE

PARKING ZONES
- Parking Zone 1
- Parking Zone 2
- Parking Zone Eastern Urban Settlements
- CONSERVATION AREAS
- REGISTERED BATTLEFIELDS
- REGISTERED PARKS AND GARDENS
- SPECIAL AREAS OF CONSERVATION
- SITES OF SPECIAL SCIENTIFIC INTEREST

THAMES BASIN HEATH SPA BUFFER
- 5km
- 7km
- LOCAL WILDLIFE SITES
- BIODIVERSITY OPPORTUNITY AREAS
- ANCIENT WOODLAND
- KENNET AND AVON CANAL
- NUTRIENT NEUTRALITY ZONES

FLOOD ZONES
- FLOOD ZONE 2
- FLOOD ZONE 3
- WASTE WATER SEWAGE TREATMENT WORKS SAFEGUARDED LAND
- NORTH WESSEX DOWNS NATIONAL LANDSCAPE
- SEPARATION OF SETTLEMENTS

DESIGNATED NEIGHBOURHOOD AREAS
- Plan Adopted
- Neighbourhood Area Designated

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West Berkshire Local Plan Review SA/SEA Non-technical summary

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West Berkshire Local Plan Review SA/SEA Non-technical summary

1 Introduction

1.1 Background

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

The Local Plan Review, when adopted, will replace the existing West Berkshire District Local Plan 1991-2006 (Saved Policies), the Core Strategy Development Plan Document (DPD), and the Housing Site Allocations (HSA) DPD. It will set out new policies to manage development in West Berkshire.

The SA/SEA has been produced by the Council for the Local Plan Review. A version of the SA/SEA was published alongside the Regulation 18 consultations (Emerging draft) consultation December 2020, Local Plan Review Scoping Report consultation February 2018), the Regulation 19 consultation December 2022 and the Main Modifications consultation December 2024. Comments received through the consultations have been taken into account, and where appropriate the SA/SEA has been updated to take these changes into account.

The Council received the Inspector's report into the Local Plan Review on 25th April 2025 stating that, subject to the Main Modifications, the plan is sound and legally compliant and can be adopted.

1.2 Purpose of the Sustainability Appraisal

The Local Plan Review is subject to SA/SEA to ensure the environmental, social and economic effects of the Plan are in line with sustainable development objectives. The SA/SEA provides an integrated, ongoing assessment of the likely significant effects of the Local Plan 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 plan is appraised against a series of sustainability objectives. The SA/SEA is fully integrated into the preparation of the Local Plan.

The SA/SEA must also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'Strategic Environmental Assessment Regulations)[1] and paragraph 32 of the National Planning Policy Framework (NPPF)[2].

1.3 Summary of the SA/SEA Process

The first stage of the SA/SEA process is the production of the Scoping Report. This is where the scope and overall level of detail of the SA/SEA is set out. The Scoping Report sets out the sustainability objectives which are then used to assess the options of the Local Plan. The

[1] The Environmental Assessment of Plans and Programmes Regulations 2004 https://www.legislation.gov.uk/uksi/2004/1633/contents/made
[2] National Planning Policy Framework 2021: https://www.gov.uk/government/publications/national-planning-policy-framework--2

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.

The next stage of the SA/SEA process is where the options are developed and refined, and the effects of the options are assessed. The options are tested against the SA/SEA objectives to predict and evaluate the effects of the policies/sites set out in the Local Plan. 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/SEA objectives and the results are set out in the SA/SEA report. The aim of the appraisal is to identify any significant conflicts or combined effects between the options and the SA/SEA objectives.

The SA/SEA 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 Local Plan Review;
- 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 Local Plan Review;
- A review of the site and policy options considered;
- A review of the Main Modifications to the Local Plan Review;

The SA/SEA report has been produced in tandem with the Local Plan Review.

2 Content and Objectives of the Local Plan Review

The West Berkshire LPR to 2041 presents the development strategy for the delivery of new homes, (including market, affordable and specialist housing and Gypsy and Traveller accommodation), employment land, other land uses and infrastructure provision up to 2041.

The LPR includes a vision, strategic objectives and a set of policies which together provide the policy framework for assessing planning applications and guiding development across West Berkshire over the plan period. The content of the LPR is set out as follows:

- **Introduction and Background**
- **Context**, which sets out a snapshot of West Berkshire in facts and figures.
- **Shaping West Berkshire: Vision and Objectives**, sets out our vision of what West Berkshire will look like in 2041, along with objectives representing the key delivery outcomes that the LPR should achieve and against which its success will be measured.
- **Development strategy**, which outlines our overall approach for managing growth and change across the District to 2041 and which sets out our place based approach including the spatial strategy and strategic policies relating to the location of development.
- **Strategic Policies**, which set out the overarching principles for development and which are considered fundamental to achieving the Vision and Objectives, focusing on:

    - **Our Place Based Approach**
    - **Our Environment and Surroundings**
    - **Delivering Housing (including strategic site allocations)**
    - **Fostering Economic Growth and Supporting Local Communities**.
- **Non-strategic Site Allocation Policies**, led by the capacity of the landscape, allocate mom-strategic sites for housing and employment land across the District.
- **Development Management Policies**, which are considered in the context of the strategic policies, providing more detail on specific issues.
- **Appendices** which set out further technical information and guidance to assist in the implementation of the policies, including **Monitoring and Delivery**.
- **Policies Map** which geographically illustrates the LPR policies.

The aspiration of the LPR Vision is supported by 11 strategic objectives which frame how the overall vision for development in West Berkshire will be carried forward.

The strategic objectives included relate to responding to climate change; conserving and enhancing our heritage and National Landscape (Area of Outstanding Natural Beauty); promoting the cultural distinctiveness of the area; providing a green infrastructure that supports healthy living, meeting the identified housing needs; with high quality sustainable development which contributes an attractive, safe and accessible environment; a strong and diverse economy; vital and viable town and other centres; and a supporting infrastructure and transport network that promotes sustainable growth with low emission choices.

It is a requirement of the regulations that the relationship is outlined between the West Berkshire LPR and other relevant plans, policies and programmes, including environmental protection objectives, established at international level as well as those at a national and local level. The aims and objectives of these plans and programmes were taken into account in constructing the SA framework. By reviewing these, relationship inconsistencies and constraints can be addressed and potential synergies can be exploited. A review of the relevant plans and programmes can be found in Appendix 3.

3 Key Sustainability Issues

Key sustainability issues affecting West Berkshire have been identified from an analysis of the baseline information (Appendix 2) and future trends together with the policy drivers from other plans and programmes (Appendix 3). Table 4 in Section 4.2 of the SA/SEA Report sets out these key environmental, social and economic issues for West Berkshire and the likely evolution without the LPR. The key issues are summarised below:

<u>Environmental:</u>

- **Climate change:** Responding to climate change impacts including vulnerability to flooding and rising consumption of finite resources, especially water, and carbon emitting energy.
- **Air quality:** Impacts from development and infrastructure on the environment and health and wellbeing across the District.
- **Water supply:** Rising consumption of finite resources, especially water. There is a need to protect and enhance surface and groundwater supplies throughout West Berkshire.
- **Water quality:** Pressure on infrastructure and risk of contamination.
- **Flood risk:** Vulnerability to flooding. The risk and frequency of flooding across the District is widespread, arising not only from rivers but also from surface water runoff, groundwater flooding and infrastructure failure.
- **Landscape:** Cumulative impacts of consumption and development on the natural environment.

- **Historic Character and Features:** Deterioration of quality and accessibility. Without sensitive restoration, conservation and enhancement above and below ground, the quality, connectivity and accessibility of the District's historic assets can easily deteriorate, particularly with respect to those heritage assets at risk.
- **Culture:** Maintaining local distinctiveness and richness, which is integral to the sense of identity for residents, but also represents an area where opportunities exist for developing a more attractive visitor experience.
- **Biodiversity:** Cumulative impacts of consumption and development on the natural environment.
- **Green Infrastructure:** Provision of an integrated network for the benefit of the environment and people's health and wellbeing.

Social:

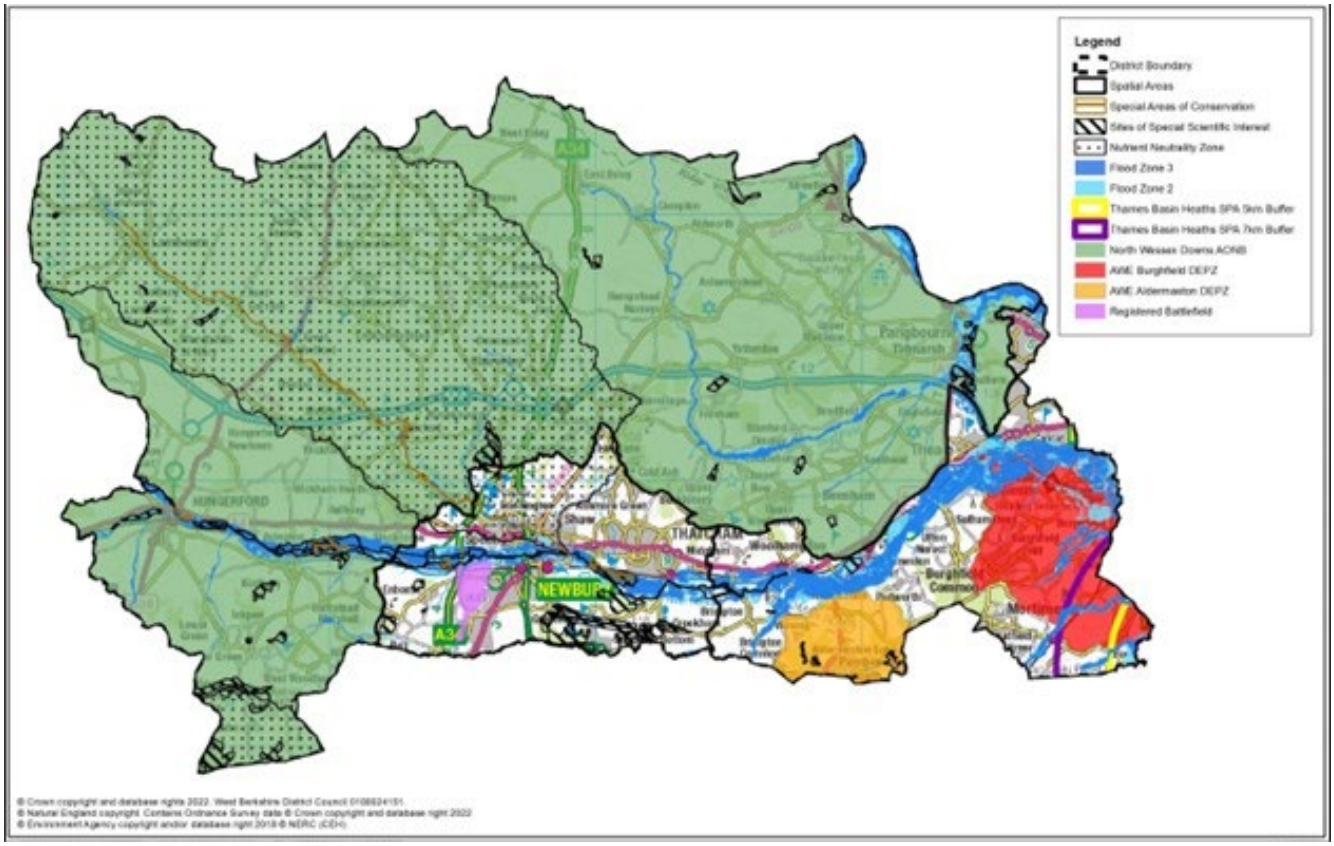
- **Ageing Population and healthcare:** An increasingly ageing population placing an increased demand on social care and healthcare services.
- **Sustainable rural communities/rural isolation/access to services:** Access to community services, care and facilities in rural areas.
- **Education/skills:** Addressing gaps in skills and adult education needed to find and remain in work.
- **Housing:** The allocation and phasing of the housing delivery up to 2041 that meets the predicted demand. An identified shortage of affordable and/or suitable homes for local people at different stages of life.
- **Crime and Safety:** Crime and anti-social behaviour, even if only perceived, can have a direct effect on the quality of life and general appearance of the area.

Economic/Material Assets:

- **Resource efficiency:** Rising consumption of finite resources, especially carbon emitting energy.
- **Employment and affordability:** Difficulty in recruitment and retention due to availability of skills suited to local employment need and the high cost of housing.
- **Employment Land:** Allocation of the right mix of employment land to meet the needs of business.
- **Growth:** Support from sustainable development.
- **Sustainable transport:** A heavy reliance on private car use and corresponding low levels of public transport use) leading to congestion and excessive demand on the road network.

West Berkshire contains a number of physical and environmental constraints which influence the location of development. At a strategic level these include the North Wessex Downs National Landscape (AONB), which covers 74% of the District, substantial areas liable to flood, the presence of Atomic Weapons Establishments (AWE) at Aldermaston and Burghfield, a registered battlefield to the west of Newbury, various international and national nature conservation designations and the River Lambourn Nutrient Neutrality Zone (NNZ) as identified on the map below. In addition, there are other designations including conservation areas and historic parks and gardens which due to scale are not included on the map, but which are included on the LPR Policies Map.

Map 1: West Berkshire Constraints Map



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

The SA/SEA Report and the preparation of the Local Plan Review have been carried out concurrently to ensure that the findings from the SA/SEA process have informed the emerging Local Plan.

In February 2018 the Council published its Scoping Report for the Local Plan Review. This set out the reasons for the review and the key issues that the Local Plan Review would cover. The SA/SEA Scoping report was published at the same time for comment. Comments received as part of the consultation were taken into account in the development of the Emerging Draft Local Plan Review.

In November 2018 the Council published a consultation paper setting out the vision for the Local Plan Review, details of the proposed revision of the spatial areas, the methodology for reviewing the settlement hierarchy, the criteria for the settlement boundary review and an update of the assessment of the existing Local Plan policies.

In December 2020 the Council published its Emerging Draft Local Plan Review, setting out the policies and sites the council considered to be the most appropriate strategy to take forward. The SA/SEA process was used to help identify the sites and policy options to be taken forward as ‘preferred options’ and all the proposed policies were also subject to SA/SEA. The Local Plan Review and the SA/SEA were updated following this consultation taking into account the comments received as part of the consultation. Where changes have been made to the Local Plan, the SA/SEA has been updated to reflect these changes. Modifications made to the policies or sites since the emerging draft consultation have been reassessed.

The Council published its Proposed Submission Local Plan Review for the Regulation 19 consultation in December 2022. The LPR was submitted for examination in March 2023 with hearing sessions undertaken between May and October 2024. Based on the outcome of those sessions and some additional work undertaken at the request of the Inspector, a number of Main Modifications are being proposed to the LPR. The Inspector invited the Council to carry out a further consultation on these Main Modifications, with the consultation taking place between December 2024 and January 2025.

The SA/SEA is an iterative process and so the comments received from the consultation on the Emerging Draft (Reg18) and at Reg 19 have been taken into account and where changes have been made to the Local Plan Review the SA/SEA has been reviewed and updated were necessary. Where Main Modifications are now being proposed to the policies in the Plan, the SA/SEA has been reviewed and updated where necessary.

The format of the SA/SEA was updated following the publication of the Emerging Draft, in order to provide more details on how decision making has taken place.

A summary of the SA/SEA can be found below.

5 Summary of likely significant effects of the Local Plan Review

The summary of the SA/SEA findings have been divided up into five sections:

- The Development Strategy
- The Environment and Surroundings
- Delivering Housing
- Fostering Economic Growth and Supporting Local Communities
- Development Management Policies

Full details can be found in the SA/SEA Report (section 5), with the full assessments in the appendices (Policies Options – Appendix 4, Strategic policies – Appendix 5, Development Management policies – Appendix 6, Site policies – Appendix 7, Site Assessments and SA/SEA – Appendix 8).

5.1 The Development Strategy

5.1.1 The Spatial Strategy

The Development Strategy considers the overall spatial strategy for the Local Plan Reviews. The review, which included SA/SEA of the reasonable alternatives determined that a reviewed **spatial strategy** with only three spatial areas would now be the most appropriate strategy for the district.

The **spatial distribution** of development was then considered, with five options being reviewed as part of the SA/SEA. The option to focus on Thatcham, with allocation of a new strategic site, was considered to be the most appropriate. Of the five strategic site(s) considered in Thatcham, only one (North East Thatcham) was considered to be suitable for development.

The final **Spatial Strategy policy (SP1)** is likely to have an overall positive impact on sustainability. The policy directs development to the most sustainable locations of the district as well as resulting in a number of knock-on social and environmental sustainability impacts as a result of this direction. Main modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

5.1.2 The Settlement Hierarchy

The LPR has reviewed the settlement hierarchy of the district. Ultimately three changes (or options) to the settlement hierarchy were considered. It was determined that the best option would be to remove Aldermaston from the settlement hierarchy due to the reduced status of the village since the original settlement hierarchy was produced.

The final **settlement hierarchy policy (SP3)** is likely to have an overall positive impact on sustainability. The policy directs development towards the most sustainable locations of the district. It will help to deliver positive social sustainability impacts through delivering housing to meet location needs, ensuring access to community services and facilities as well as providing opportunities for walking, cycling and public transport. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

5.1.3 The North Wessex Downs National Landscape (Area of Outstanding Natural Beauty)

Given the importance of the North Wessex Downs National Landscape (AONB) in West Berkshire the decision to retain a specific AONB policy was considered the preferred option. The **North Wessex Downs AONB policy (SP2)** is likely to have an overall neutral impact on sustainability, although there is likely to be a significantly positive impacts on environmental sustainability as a result of the protection the policy gives to the AONB. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

5.1.4 Atomic Weapons Establishment (AWE)

There are two AWE bases in West Berkshire, which provide a distinct set of challenges and planning restrictions. As a result a specific AWE policy has been developed. The **Atomic Weapons Establishment (AWE) Policy (SP4)** is likely to have an overall neutral impact on sustainability, but there is likely to be a significantly positive impact on social sustainability as the policy seeks to protect human health in the event of an emergency occurring at AWE. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

5.2 The Environment and Surroundings

5.2.1 Responding to Climate Change

A new Climate Change policy has been developed in response to the declaration of the Climate Emergency in 2019. The **Responding to Climate Change Policy (SP5**) is likely to have an overall positive/neutral impact on sustainability. There are a number of significantly positive environmental sustainability impacts as a result of the policy including protecting Green Infrastructure (GI) and biodiversity to help combat climate change. No Main Modifications were proposed for this policy.

5.2.2 Flood Risk

Flooding is a key issue in West Berkshire and therefore, the inclusion of a flood risk policy in the LPR is critical. **The Flood Risk Policy (SP6)** is likely to have an overall positive impact on sustainability. There is likely to be a significantly positive impact on all elements of sustainability in relation to flood risk and quality of life and the environment in the future. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

5.2.3 Design Quality

The LPR includes a policy that sets out design principles for development. This policy is based on the original Design principles policy of the current Local Plan. The **Design Quality policy (SP7)** is likely to have an overall positive impact on sustainability, with significantly

positive impacts on social and economic sustainability in relation to climate change, health, safety and wellbeing as well as the character and distinctiveness of the environment. No Main Modifications were proposed for this policy.

5.2.4 Landscape Character

The review of the current Landscape Character policy stated that the policy was still robust, subject to some minor changes. Comments from the Council's Heritage team requested that the policy for Landscape and Heritage be separate to allow for more details to be included in the Heritage policy.

The **Landscape Character policy (SP8)** is likely to have an overall neutral impact on sustainability as the majority of impacts identified are neutral. However, positive environmental sustainability impacts are likely in relation to landscape character, biodiversity and GI. No Main Modifications were proposed for this policy.

5.2.5 Historic Environment

A new Historic Environment policy has been developed, based on the Landscaped Character and Historic Environment policy of the current Local Plan and at the request of the Council's Heritage team.

The **Historic Environment Policy (SP9)** is likely to have an overall neutral impact on sustainability as the majority of impacts identified are neutral. However, there is likely to be a significantly positive impact on environmental sustainability in relation to protection of the historic environment. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

5.2.6 Green Infrastructure

Following changes to national policy around Green Infrastructure (GI) a new policy was developed for the LPR. The **Green Infrastructure policy (SP10)** is likely to have an overall positive impact on sustainability. There is likely to be a significantly positive impact on environmental and social sustainability in relation to biodiversity, landscape and flood risk benefits. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

5.2.7 Biodiversity and Geodiversity

Following changes to national policy to require a 10% net gain in biodiversity an updated Biodiversity and Geodiversity policy has been developed. The **Biodiversity and Geodiversity policy (SP11)** is likely to have an overall neutral impact on sustainability as the majority of impacts identified are neutral. However, there are likely to be significantly positive impacts on environmental sustainability though the protection of biodiversity and the knock-in effects this has on greenhouse gas emissions, landscape character and GI. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

5.3 Delivering Housing

5.3.1 Approach to Housing Delivery

Local housing need (LHN) is calculated using a formula (the 'Standard Method') set out in the Planning Practice Guidance. However, this then needs to be translated into a housing figure for the Plan. Three options were considered for the housing figure to be included in the LPR. The option chosen was for the housing requirement to be expressed as a range, with the lower figure the 2022 LHN, and the upper figure the 2022 LHN with an additional 5%, giving a housing requirement of 8,721 - 9,146 over the plan period.

During the course of the examination, the Inspector requested that the LHN at the point of submission (515 dwellings per annum) be considered rather than the 2022 LHN. In addition, comments made at Reg19 and through the examination written statements raised concerns about the lack of clarity the use of a range gives, and in particular the lack of clarity about which requirement will be used to measure delivery. The Council reviewed the use of a range and considered that it did not provide clarity or transparency. A Main Modification was proposed to take forward a single housing requirement figure, using the 2023 LHN which gives a housing requirement of 515 dwellings per year and an overall requirement of 9,270 over the plan period.

The **Approach to Housing Delivery Policy (SP12)** is likely to have an overall neutral impact on sustainability as the majority of impacts identified are neutral. However, positive impacts are likely in relation to social sustainability as the policy seeks to ensure adequate housing is provided to meet local needs. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

5.3.2 Site Allocations

At Reg 19, the LPR included three policies (SP13, SP14, and SP15) which summarised the sites that would be allocated within each spatial area. Through the course of the examination, it was concluded that these policies duplicated other parts of the Plan and were therefore not required. Main Modifications were proposed to delete these three policies.

5.3.2.1 Strategic Site Allocations

The Core Strategy included two strategic sites, one of which is nearing completion (Newbury Racecourse). The other site (**Sandleford Park**), while part of the site has outline planning permission (granted on appeal in 2022), has not yet commenced development. The LPR considered the options for reallocating the site and determined that it would be most appropriate to retain the policy for the allocation in the Plan, subject to some updates.

The **Sandleford Strategic Allocation (SP13)** is likely to have an overall positive impact on sustainability. There are likely to be positive or significantly positive impacts on social sustainability as the policy will help to deliver new housing to meet local needs. While there are some uncertain sustainability impacts mitigation measures should ensure no negative sustainability impacts occur. The site is greenfield and underlain by sand and gravel, so there are some potentially negative environmental impacts which will need to be mitigated. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

A new strategic site is proposed for allocation at North East Thatcham. The North **East Thatcham policy (SP14)** is likely to have an overall positive impact on sustainability. A number of significantly positive impacts have been identified in relation to social sustainability as the site will deliver houses to help to meet local housing needs. While the site is greenfield, and therefore, likely to have a negative impact on environmental sustainability, mitigation measures should ensure no overall negative impacts as a result of the development of the site. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

5.3.2.2 Non-Strategic Site Allocations

The remaining housing figure of the LPR is to be made up of smaller sites, these are a mix of sites allocated in the Housing Site Allocations DPD and new sites to be allocated through the LPR or neighbourhood plans.

The **Housing Site Allocations DPD** included a number of sites allocated for housing, not all of which have come forward for development. As the plan period for the LPR overlaps with

the previous plan period (2006-2026), all HSA DPD sites have been reviewed. Where sites have not been built out, but there is a still a realistic chance of development coming forward, these have been taken forward as reasonable alternatives for allocation.

Neighbourhood Plans

There are 11 designated Neighbourhood Areas in the district, with four having adopted Neighbourhood Plans. Neighbourhood Plans are able to allocate sites to help met the local housing need, however, it is not compulsory for Plans to include allocations. The adopted Stratfield Mortimer Neighbourhood Development Plan includes the allocation of a site for 110 dwellings (the site has planning permission, but has not yet been fully built out), while the adopted Plan for Compton does not include any allocations due to a large site already allocated within the village through the Housing Site Allocations DPD. The recently adopted neighbourhood plans for Cold Ash and Hermitage do not include site allocations. Hungerford and Lambourn Parish Councils will include allocations in their Plans and have been allocated 55 dwellings and 25 dwellings respectively. The draft Plans for both Hungerford and Lambourn include allocations that meet these requirements. Housing allocations in the remaining Parishes are considered as part of the LPR.

New Allocations

A number of new sites are also required to meet the housing requirement. The Housing and Economic Land Availability Assessment (HELAA) sets out the sites that have been submitted to the council for consideration for allocation in the LPR. The HELAA makes a preliminary assessment of the potential and suitability of the sites but does not make recommendations as to which sites should be allocated, this is done through the site selection process, as set out in the site selection methodology.

A total of 254 sites were considered for residential use or mixed use in the HELAA (December 2020). 185 sites were ruled out as “not considered developable within the next 15 years”, with two sites automatically excluded from further consideration. Sites were also ruled out as reasonable alternatives for a number of other reasons including, high level of flood risk, outside the proposed settlement hierarchy, within the Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ), being within a designated Neighbourhood Area where the NDP will allocate sites, and inside the settlement boundary.

A total of 36 sites have been taken forward as reasonable alternatives for allocation, these sites have been subject to SA/SEA to assist with the decision making process on which sites should go forward for allocation within the LPR.

The outcomes of the Emerging Draft consultation (Dec 2020), along with further technical work were used to refine the site assessments and inform the recommendation of sites for allocation within the Local Plan Review.

During the course of the examination, the Inspector, asked the Council to clarify the end date of the Plan, to ensure the Plan would cover a 15 year period post adoption as required by the NPPF. As a result, the plan period was modified from ending in 2039 to ending in 2041. This resulted in the Inspector identifying a shortfall in the housing supply against the Council’s identified housing requirement for the plan period. At the request of the Inspector, the Council reviewed the information available to the examination to identify whether there were any suitable and available sites for residential development which were not already allocated in the Plan. Several sites were identified, and the Inspector later directed the Council to identify additional sites to meet the shortfall. The Council identified four additional sites for allocation. Main Modifications have been proposed to **Policy SP12** to reflect the changes to the housing supply, although they do not result in any change to the outcome for

the SA/SEA. The four additional sites now proposed for allocation are included and discussed as part of all the other sites in the relevant settlement areas below.

Main Modifications were proposed to some of the site policies, however, they did not resulted in any changes to the outcome of the SA/SEA.

In the **Newbury and Thatcham** Spatial area a number of allocations are proposed, including the reallocation of sites previously allocated in the HSA DPD.

In **Newbury,** four sites are considered suitable for allocation, all of which were previously allocated in the HSA DPD. Main Modifications were proposed to policies RSA1 - 4, but they did not change the outcome of the SA/SEA.

- Policy **RSA1 Land north of Newbury College, Monk Lane, Newbury** is likely to have an overall positive impact on sustainability. In particular there are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are also likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, heritage and impacts of climate change. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

- Policy **RSA2 Land at Bath Road, Speen** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There are however, likely to be some positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be some positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change. No negative sustainability impacts have been identified.

- Policy **RSA3 Land at Coley Farm, Stoney Lane, Newbury** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There are however, likely to be some positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are also likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change. No negative sustainability impacts have been identified.

- Policy **RSA4 Land off Greenham Road, South East Newbury** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There are however likely to be some positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are also likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change. No negative sustainability impacts have been identified.

In **Thatcham**, one HSA DPD site is still considered suitable for allocation, and following a review of the information available to the examination, a further two sites are proposed for

allocation. Main Modifications were proposed to policy RSA5, but they do not change the outcome of the SA/SEA.

- Policy **RSA5 Land at Lower Way Farm** is likely to have an overall positive impact on sustainability as the majority of the impacts are neutral. Positive impacts have been identified in relation to all types of sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, heritage and impacts of climate change. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

- Policy **RSA6 Henwick Park, Thatcham** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There are however, likely to be some positive impacts on social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Some impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and landscape character. Economic sustainability will also benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

- Policy **RSA7 Regency Park Hotel, Thatcham** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There are however, likely to be some positive impacts on social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and landscape character. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

No new sites are proposed for allocation adjacent to the settlement of **Cold Ash**.

New allocations are proposed in the **Eastern Area**. No new sites were proposed for inclusion in the HELAA in **Calcot or Purley-on-Thames**. In addition to the HSA DPD sites still considered suitable for allocation, one new site was considered for allocation in **Tilehurst**, and while this site was not proposed for allocation at Reg 19, following a review of the information available to the examination, the site is now proposed for allocation. Main Modifications were proposed to policies RSA6 - 8, but they did not change the outcome of the SA/SEA.

- Policy **RSA8 Pincents Lane, Tilehurst** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. Some positive impacts have been identified in relation to all types of sustainability - social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, landscape character and the

historic environment. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities. No negative sustainability impacts have been identified.

- Policy **RSA9 Stonehams Farm, Tilehurst** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There are however, likely to be some positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are also likely to be some positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

- Policy **RSA10 72 Purley Rise, Purley-on-Thames** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There are however, likely to be some positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

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- Policy **RSA11 Land adjacent to Bath Road and Dorking Way, Calcot** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There are however, likely to be some positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

- Policy **RSA12 Land between A340 and The Green, Theale** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There are however, likely to be some positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

- **Policy RSA13 Whitehart Meadow, Theale** is likely to have an overall positive impact on sustainability. Significantly positive impacts have been identified in relation to flood risk on the site, and for the range of dwelling types and size. Positive environmental sustainability impacts are likely in relation to climate change impacts, biodiversity, landscape and the historic environment. Economic sustainability will

benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

- **Policy RSA14 Former Sewage Treatment Works, Theale** is likely to have an overall positive impact on sustainability. Significantly positive impacts have been identified in relation to flood risk on the site, and for the range of dwelling types and size. Positive environmental sustainability impacts are likely in relation to climate change impacts, biodiversity, landscape and the historic environment. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

Due to the presence of the DEPZ for AWE, no new sites, other than the HSA DPD allocated site which already has permission, are considered appropriate for allocation in **Burghfield**. Main Modifications were proposed to policy RSA12, but they did not change the outcome of the SA/SEA.

- Policy **RSA15 Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There are however, likely to be some positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

Stratfield Mortimer has an adopted Neighbourhood Plan, which includes one residential site allocation for 110 dwellings. The site has yet to be fully built out, therefore no new allocations are proposed.

A single site is proposed for allocation in **Woolhampton**. Main Modifications were proposed to policy RSA13, but they did not change the outcome of the SA/SEA.

- Policy **RSA16 Land north of A4 Bath Road, Woolhampton** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There are however, likely to be some positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

New sites are proposed for allocation in the **North Wessex Downs National Landscape (AONB)**. One new site is proposed for allocation in **Bradfield Southend**. Main Modifications were proposed to policy RSA20, but they do not change the outcome of the SA/SEA.

- Policy **RSA20 Land north of Southend Road, Bradfield Southend** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There are however, likely to be some positive impacts on social sustainability as the

site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change. No negative sustainability impacts have been identified.

A new site is proposed for allocation in **Chieveley**. Main Modifications were proposed to policy RSA17, but they did not change the outcome of the SA/SEA.

- Policy **RSA21 Land at Chieveley Glebe, Chieveley** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There are however, likely to be some positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change. No negative sustainability impacts have been identified.

One site is proposed for allocation in **Compton**. The HSA DPD allocated a single site for 140 dwellings in Compton. The site is still considered suitable for allocation and therefore, is reallocated in the LPR. Compton is a designated Neighbourhood Area with an adopted Neighbourhood Plan. Main Modifications were proposed to policy RSA18, but they did not change the outcome of the SA/SEA.

- Policy **RSA22 Pirbright Institute Site, High Street, Compton** is likely to have an overall positive impact on sustainability. A significantly positive sustainability impact has been identified in relation to flood risk on the site. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need, as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, landscape and impacts of climate change. No negative sustainability impacts have been identified.

A new site is proposed for allocation in **Great Shefford**. Main Modifications were proposed to policy RSA19, but they did not change the outcome of the SA/SEA.

- Policy **RSA23 Land west of Spring Meadows, Great Shefford** is likely to have an overall positive impact on sustainability. A significantly positive sustainability impact has been identified in relation to flood risk on the site. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need, as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, landscape and impacts of climate change. No negative sustainability impacts have been identified.

Three sites are proposed for allocation in Hermitage. Two sites were previously allocated in the HSA DPD and are still considered appropriate for allocation. An additional site is proposed for allocation in **Hermitage**. Main Modifications were proposed to policies RSA24 - 26, but they did not change the outcome of the SA/SEA.

- Policy **RSA24 Land off Charlotte Close, Hermitage** is likely to have an overall positive impact on sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need, particularly the racehorse industry as well as providing the new homes with good

access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, landscape and impacts of climate change. No negative sustainability impacts have been identified.

- Policy **RSA25 Land to the South East of the Old Farmhouse, Hermitage** is likely to have an overall positive impact on sustainability. A significantly positive sustainability impact has been identified in relation to flood risk on the site. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need, as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, landscape and impacts of climate change. No negative sustainability impacts have been identified.

- Policy **RSA26 Land adjacent to Station Road, Hermitage** is likely to have an overall positive impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.

Hungerford is in a designated Neighbourhood Area and the parish council will allocate sites through the NDP. As a result, no new sites have been proposed for allocation, but the parish council have been asked to allocate land for 55 dwellings. The pre-submission version of the NDP, which was subject to the Regulation 14 consultation between February and March 2024, proposes site allocations for a total of 55 dwellings.

One new site is proposed for allocation in **Kintbury**. Main Modifications were proposed to policy RSA23, but they did not change the outcome of the SA/SEA.

- Policy **RSA27 Land adjoining The Haven, Kintbury** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There are however, likely to be some positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change. No negative sustainability impacts have been identified.

Lambourn is in a designated Neighbourhood Area and the parish council will allocate sites through the NDP. Two sites were allocated in the HSA DPD which are still considered appropriate for allocation. Therefore, these two sites will be reallocated in the LPR. The parish council have been asked to allocate land for 25 dwellings within the NDP. The pre-submission version of the NDP, which was subject to the Regulation 14 consultation between September and October 2024, proposes a site allocation for approximately 25 dwellings. Main Modifications were proposed to policies RSA14 - 15, but they did not change the outcome of the SA/SEA.

- Policy **RSA17 Land adjoining Lynch Lane, Lambourn** is likely to have an overall positive impact on sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need,

particularly the racehorse industry as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, landscape and impacts of climate change. No negative sustainability impacts have been identified.

- Policy **RSA18 Land at Newbury Road, Lambourn** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There are however, likely to be some positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, landscape, heritage and impacts of climate change. No negative sustainability impacts have been identified.

Following the review of the information available to the examination, one site in **Pangbourne** is considered suitable for allocation.

- Policy **RSA19 Pangbourne Hill, Pangbourne** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There are however, likely to be some positive impacts on social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and landscape character. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities. No negative sustainability impacts have been identified.

5.3.2.3 Gypsies and Travellers and Travelling Showpeople

Two sites were included in the Housing Site Allocations DPD, one for Gypsies and Travellers and the other for Travelling Showpeople. Although the sites have not yet been delivered, they are still considered suitable for development and so they will be reallocated in the LPR. Main Modifications were proposed to policy RSA25, but they do not change the outcome of the SA/SEA.

- Policy **RSA28 New Stocks Farm, Paices Hill, Aldermaston** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There is likely to be a significantly positive impact on social sustainability in terms of accessibility to community facilities for those using the site. There are also likely to be a number of positive environmental sustainability impacts in relation to soils and water quality. No negative sustainability impacts have been identified.

- Policy **RSA29 Long Copse Farm, Enborne** is likely to have an overall neutral impact on sustainability as the majority of the impacts are neutral. There is likely to be a significantly positive impact on social sustainability in terms of accessibility as the policy seeks to allocate a site for permanent plots for Travelling Showpeople. There are also likely to be a number of positive environmental sustainability impacts in relation to soils and water quality. No negative sustainability impacts have been identified.

5.3.3 Housing Type and Mix

This policy is based upon the updated Berkshire Strategic Housing Market Assessment and Housing Needs Evidence. **Policy SP15 Housing Type and Mix** is likely to have an overall

neutral impact on sustainability as the majority of impacts identified are neutral. However, there is likely to be a significantly positive impact on social sustainability as the policy seeks to provide a range of housing types and mix to support local needs. Main Modifications were proposed to the policy, but they do not change the outcome of the SA/SEA.

5.3.4 Affordable Housing

This policy has been based upon the updated Berkshire Strategic Housing Market Assessment and Housing Needs Evidence following updates to national policy. Policy **SP16 Affordable housing** is likely to have an overall neutral impact on sustainability as the majority of impacts identified are neutral. However, there is likely to be a significantly positive impact on social sustainability through the provision of affordable housing across the district. Positive environmental sustainability impacts are also identified as the affordable homes will need to be built to zero carbon standards. Main Modifications were proposed to the policy, and a small change was made to the SA/SEA, but this did not change the outcome of the SA/SEA.

5.4 Fostering Economic Growth and Supporting Local Communities

5.4.1 Strategic Approach to Employment Land

Updated policies are included in the LPR for the approach to employment land and town centres.

Policy **SP17 Strategic approach to employment land** is likely to have an overall neutral impact on sustainability as the majority of the impacts identified are neutral. There are however, likely to be some positive impacts, with significantly positive impacts identified in relation to economic sustainability, and positive impacts on environmental sustainability as the policy promotes use of PDL over greenfield sites. No negative sustainability impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

5.4.2 Employment Allocations

Of the 42 sites submitted for consideration in the HELAA 16 were originally considered reasonable alternatives for allocation. On the recommendation of the ONR and the Council's Emergency Planning team, those that are located within the DEPZ are not considered suitable for development and are therefore, no longer considered to be reasonable alternatives. Six sites are therefore, being taken forward for allocation.

Policy **Sites Allocated for Employment Land** was deleted as it duplicated other policies in the Plan.

Each site that has been allocated for employment has a specific site policy. Each policy has been subject to SA/SEA. Main Modifications were proposed to the policies, but they did not change the outcome of the SA/SEAs.

Policy **ESA1 Land east of Colthrop Industrial Estate, Thatcham** is likely to have an overall neutral impact on sustainability as the majority of the impacts are identified as neutral. There are, however, likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses and in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape, heritage, soil and water quality as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.

Policy **ESA2 Land west of Ramsbury Road, Membury Industrial Estate, Lambourn Woodlands** is likely to have an overall neutral impact on sustainability as the majority of the

impacts are identified as neutral. There are, however, likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses and in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape and heritage as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety and the promotion of sustainable travel. No negative sustainability impacts have been identified.

Policy **ESA3 Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands** is likely to have an overall neutral impact on sustainability as the majority of the impacts are identified as neutral. There are, however, likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses and in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape and heritage as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.

Policy **ESA4 Beenham Landfill, Pips Way, Beenham** is likely to have an overall neutral impact on sustainability as the majority of the impacts are identified as neutral. There are, however, likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses and in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape, heritage, soil and water quality as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.

Policy **ESA5 Northway Porsche, Grange Lane, Beenham** is likely to have an overall neutral impact on sustainability as the majority of the impacts are identified as neutral. There are, however, likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses and in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape and heritage as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.

Policy **ESA6 Land adjacent to Padworth IWMF, Padworth Lane, Padworth** is likely to have an overall neutral impact on sustainability as the majority of the impacts are identified as neutral. There are, however, likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses and in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape, heritage, soil and water quality as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.

5.4.3 Town Centres

The Town Centre polices of the current Local Plan area still considered, in principle, to be appropriate, but additional evidence form the Western Berkshire Retail and Commercial Leisure Assessment (2016) and changes in the planning system have resulted in the policy being updated. Policy **SP18 Town and District Centres** is likely to have an overall neutral impact on sustainability as the majority of the impacts are identified as neutral. There is, however, likely to be a number of positive impacts. The assessment identifies a significantly positive impact is likely in relation to economic sustainability as the policy seeks to protect the viability and vitality of the District's centres and a positive impact in relation to supporting businesses in the District's centres. Positive impacts have also been identified in relation to

environmental sustainability and social sustainability as the policy seeks to protect local character and the historic environment as well as protecting local services and facilities. No negative sustainability impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

5.4.4 Transport

The transport policies of the current Local Plan are still considered, in principle, to be appropriate. They have been updated to ensure that they comply with current national policy and local evidence. Policy **SP19 Transport** is likely to have an overall positive impact on sustainability as it seeks to promote and encourage the use of sustainable modes of travel, such as walking, cycling and the use of public transport over car use. A number of indirectly positive environmental impacts have also been identified, which relate to benefits that a reduction in car use would have that are not directly related to the policy. However, some unknown impacts are identified particularly in relation to the conservation and enhancement of the character and distinctiveness of the natural, built and historic environment. No negative impacts have been identified as a result of this policy. No Main Modifications were proposed for this policy.

5.4.5 Infrastructure Requirements and Delivery

The principles of the current Local Plan infrastructure policy are still considered to be appropriate. **Policy SP20 Infrastructure Requirements and Delivery** is likely to have an overall positive impact on sustainability as the majority of the impacts are identified as positive or significantly positive. A number of significantly positive impacts are identified particularly in relation to social sustainability through the provision of infrastructure to support new developments and local communities. However, there are also a number of unknown impacts as the policy does not specifically deal with those areas, but may have an indirectly positive impact as a result of the aims of the policy to deliver infrastructure to support development. No negative impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

5.5 Development Management Policies

Development Management policies have been developed to help to manage developments taking place in the district, while many of the elements are covered by national policy the local context is seen as being important to the implementation in the local area.

DM1 Development in the Countryside

The policy is likely to have an overall neutral impact on sustainability. A number of positive or significantly positive sustainability impacts have been identified, particularly in relation to environmental sustainability in relation to landscape and heritage, but also for economic sustainability in relation to the redevelopment of existing land and development where there is a local need. No negative impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM2 Separation of Settlements around Newbury and Thatcham

The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive impacts on environmental sustainability as the policy seeks to retain green gaps between the settlements of Newbury and Thatcham to retain their separate identities. This will result in positive impacts for landscape character and biodiversity. No negative impacts have been identified. No Main Modifications were proposed to this policy.

DM3 Health and Wellbeing

The policy is likely to have an overall neutral impact on sustainability. A number of positive impacts are identified in relation to social sustainability as the policy seeks to promote and support health and wellbeing. There are likely to be neutral impacts on economic and

environmental sustainability as a result of the policy. However in combination with other policies in the plan, there could be a positive impact on all elements of sustainability. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM4 Building Sustainable Homes and Businesses
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive environmental sustainability impacts as a result of the policy's requirements for energy efficiently and climate change mitigation. There are also a number of positive environmental sustainability impacts as a result of the policy requiring consideration of the natural environment in relation to air and soil quality and noise. No negative sustainability impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM5 Environmental Nuisance and Pollution Control
The policy is likely to have an overall neutral impact on sustainability, with a significantly positive impact on environmental sustainability as it seeks to ensure no environmental nuisance or pollution occurs as a result of development. No negative impacts have been identified. No Main Modifications were proposed for this policy.

DM6 Water Quality
The policy is likely to have an overall neutral impact on sustainability, with significantly positive impacts on environmental sustainability in relation to water quality and habitat creation. This could also result in positive impacts for social sustainability through the creation of GI. No negative impacts have been identified. No Main Modifications were proposed for this policy.

DM7 Water Resources and Waste Water
The policy is likely to have an overall neutral impact on sustainability, however there will be significantly positive impacts on environmental sustainability associated with ensuring adequate water supplies and reducing water consumption. There are also likely to be positive impacts on environmental and social sustainability associated with the benefits for climate change impacts as a result of the policy. No negative impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM8 Air Quality
The policy is likely to have an overall neutral impact on sustainability, however, it is likely to have significantly positive impacts on environmental sustainability in relation to managing air pollution and impacts on biodiversity. A number of the neutral impacts would be likely to have a positive impact when indirect impacts of the policy are considered, such as reducing the need to travel which would reduce air pollution levels benefits human health and biodiversity. No negative impacts have been identified. No Main Modifications were proposed for this policy.

DM9 Conservation Areas
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development in Conservation Areas, which will help to protect, conserve or enhance landscape character and the built and historic environment. No negative impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM10 Listed Buildings
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment of listed buildings, which will help to protect, conserve or enhance the built and historic environment. No negative impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM11 Non-designated heritage assets
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect non-designated heritage assets, which will help to protect, conserve or enhance the built and historic environment. No negative impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM12 Registered Parks and Gardens
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect registered parks and gardens, which will help to protect, conserve or enhance the historic environment. No negative impacts have been identified. No Main Modifications were proposed for this policy,

DM13 Registered Battlefields
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect the registered battlefield, which will help to protect, conserve or enhance and historic environment. No negative impacts have been identified. No Main Modifications were proposed for this policy.

DM14 Assets of Archaeological Importance
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect assets of archaeological importance, which will help to protect, conserve or enhance and historic environment. No negative impacts have been identified. No Main Modifications were proposed for this policy.

DM15 Trees, Woodland and Hedgerows
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive impacts on environmental sustainability as a result of the policy seeking to protect and enhance trees, woodland and hedgerows. There are also a number of indirectly positive impacts on environmental sustainability as a result of the benefits trees, woodlands and hedgerows can bring in relation to climate change, soil and water quality. No negative impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM16 First Homes Exception Schemes
The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on social sustainability is likely as the policy seeks to deliver affordable housing for first time buyers with a local connection. There are also likely to be a positive impact on economic sustainability as new development on the edge of towns and villages can help to support viability and vitality of the local centre. No negative impacts have been identified. No Main Modifications were proposed for this policy.

DM17 Rural Exception Housing
The policy is likely to have an overall neutral impact on sustainability. The policy will have a significantly positive impact on social and economic sustainability as it will deliver affordable housing in rural areas. There are a number of unknown sustainability impacts as the impacts would depend on the location of any proposals coming forward. Mitigation measures would be vital to ensure that there would be no negative impacts. No Main Modifications were proposed to this policy.

DM18 Self and Custom Build
The policy is likely to have an overall neutral impact on sustainability. The policy will have a positive impact on social and economic sustainability as it will deliver specialist housing. There are a number of unknown sustainability impacts as the impacts would depend on the location of any proposals coming forward. Mitigation measures would be vital to ensure that there would be no negative impacts. No negative impacts have been identified. No Main Modifications were proposed for this policy.

DM19 Specialised Housing
The policy is likely to have an overall neutral impact on sustainability. The policy will have a positive impact on social and economic sustainability as it will deliver specialist housing. There are a number of unknown sustainability impacts as the impacts would depend on the location of any proposals coming forward. Mitigation measures would be vital to ensure that there would be no negative impacts. No negative impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM20 Gypsies, Travellers and Travelling Showpeople
The policy is likely to have an overall neutral impact on sustainability. There are positive impacts in relation to social sustainability as the policy provides the framework to provide specific locations for plots/pitches for gypsies, travellers and travelling showpeople. This results in positive impacts in relation to provision of specialist housing, and improving access to community services and facilities. There are also positive impacts on environmental sustainability identified in relation to the provisions in the policy wording for the natural, built and historic environment. No negative impacts have been identified. Main Modifications were proposed to the policy, although they resulted in a chance to the SA/SEA, this did not change the outcome of the SA/SEA.

DM21 Retention of Mobile Home Parks
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a positive social sustainability impact as the policy looks to safeguard mobile home parks except where affordable housing schemes are proposed. No negative impacts are identified. No Main Modifications were proposed for this policy.

DM22 Residential use of Space above Non-Residential Units
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability through the reuse of vacant spaces above existing units. This will also have a significantly positive impact on economic sustainability as it seeks to support town and village centre viability and vitality. No negative impacts have been identified. No Main Modifications were proposed for this policy.

DM23 Housing Related to Rural Workers
The policy is likely to have an overall neutral impact on sustainability. Significantly positive impacts on economic and social sustainability are likely as the policy sets out where development will be allowed to support workers in rural businesses. No negative impacts have been identified. No Main Modifications were proposed for this policy.

DM24 Conversion and/or Re-use of Existing Redundant and Disused Buildings in the Countryside to Residential Use
The policy is likely to have an overall neutral impact on sustainability. There is a significantly positive impact on environmental sustainability as the policy will result in the redevelopment of previously development land. There is a likely positive impact on environmental sustainability as the policy seeks to provide the context for the redevelopment of existing redundant buildings in the countryside. No negative impacts have been identified. No Main Modifications were proposed for this policy.

DM25 Replacement of Existing Dwellings in the Countryside
The policy is likely to have an overall natural impact on sustainability. A significantly positive environmental sustainability impact is likely as the policy seeks to make use of PDL through the redevelopment of existing dwellings. There are likely positive environmental impacts as the policy also seeks to protect the natural and historic environmental. No negative impacts have been identified. No Main Modifications were proposed for this policy.

DM26 Extension of residential curtilages
The policy is likely to have an overall neutral impact on sustainability. There are positive impacts identified in relation to environmental sustainability in relation to protection of the landscape and biodiversity. There is also a likely positive impact on social sustainability as the policy requires proposals to protect road safety. No negative impacts have been identified. No Main Modifications were proposed for this policy.

DM27 sub-division of existing dwellings in the countryside
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability as the policy will be making best use of previously developed land. There are also positive environmental sustainability impacts identified in relation to protection of the countryside and heritage assets. There are positive social sustainability impacts as the policy seeks to ensure accessibility services and facilities, while providing a context for additional dwellings to be provided to meet local housing needs. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM28 Residential Extensions
The policy will have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability as the policy aims to protect the special qualities of the AONB as well as local character outside the AONB. There are also likely to be positive environmental sustainability impacts as the policy seeks to protect trees and biodiversity and heritage assets as well as making best use of PDL. No negative impacts have been identified. No Main Modifications were proposed for this policy.

DM29 Residential Annexes
The policy is likely to have an overall neutral impact on sustainability. There is likely to be positive impact on environmental sustainability as the policy relates to PDL. No negative sustainability impacts have been identified. No Main Modifications were proposed for this policy.

Residential Space Standards
This policy was deleted from the LPR as it is covered at a national level and is therefore, not considered necessary.

DM30 Residential Amenity
The policy is likely to have an overall neutral impact on sustainability. Positive impacts on environmental and social sustainability have been identified in relation to pollution

management and requirements for adequate amenity space to be provided. No negative impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM31 Designated Employment Areas
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy seeks to protect employment land. There is likely to be a positive impact on environmental sustainability as the policy seeks development within existing employment areas which would be development on PDL. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM32 Development within AWE
The policy is likely to have a neutral impact on sustainability. Two positive impacts on environmental and economic sustainability have been identified in relation to use of PDL and making effective and efficient use of employment land. No other sustainability impacts have been identified. No Main Modifications were proposed for this policy.

DM33 RAF Welford and Denison Barracks
During the course of the examination, the Council was asked to propose a specific new policy relating to specialist MOD sites located in the district. As this was a request from the Inspector no other alternatives were considered. The SA/SEA has been reviewed and updated to reflect this Main Modification.

DM34 Retail Parks
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to economic sustainability as the policy seeks to protect the viability and vitality of town centres as well as making best use of existing land. No other sustainability impacts have been identified. No Main Modifications were proposed for this policy.

DM35 Supporting a Prosperous Rural Economy
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy seeks to support the rural economy. There are also likely positive environmental sustainability impacts as a result of the policy's requirements for protection of the landscape character and heritage assets. No negative impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM36 Farm Diversification
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a positive impact on environmental sustainability as the policy seeks to protect the natural, built and historic environmental as well as pollution that could result from proposed development. There is also a likely positive impact on economic sustainability as the policy supports farm diversification in certain circumstances. No Main Modifications were proposed for this policy.

DM37 Equestrian and Horseracing Industry
The policy is likely to have an overall neutral impact on sustainability. There are likely to be positive economic sustainability impacts as the policy seeks to support the equestrian / horseracing industry. There are also positive environmental sustainability impacts as the policy seeks to protect biodiversity, landscape character and the historic environment as well as ensure there is no pollution resulting from the development that could impact on noise, air or water quality. No negative impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM38 Development on Existing Educational and Institutional Sites in the Countryside
The policy is likely to have an overall neutral impact on sustainability. There are likely positive impacts on social and economic sustainability associated with supporting development required to meet the needs and operational requirements of the educational or institutional site. There are also likely positive environmental sustainability impacts as the policy requires consideration of the landscape character and heritage assets. No negative impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM39 Local Community Facilities
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability as the policy seeks to safeguard existing community facilities and sets out the criteria for new community facilities. There is also a likely positive impact in relation to environmental sustainability as the policy seeks to ensure development are accessible to the community it services. There is also a positive social and economic sustainability impact as the policy seeks to support the viability and vitality of town and village centres. No Main Modifications were proposed for this policy.

DM40 Public Open Space
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental and social sustainability as the policy promotes good quality open space which will promote healthy lifestyles and provide biodiversity benefits. There is likely to be a positive environmental impact in relation to climate change as the GI provided by the policy can act as a sink for GHGs. No negative impacts have been identified. No Main Modifications were proposed for this policy.

DM41 Digital Infrastructure
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on all elements of sustainability as a result of improve access to IT facilities. There are also positive impacts identified in relating to environmental sustainability as the policy allowed for less travel through improved digital access. No negative sustainability impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM42 Transport Infrastructure
The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on environmental sustainability is likely as the policy seeks to promote alternative modes of travel such as walking, cycling, public transport and use of alternative fuels. There are also likely positive impacts on environmental sustainability in relating to a reduction of pollution due to the promotion of sustainable travel modes. No negative sustainability impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM43 Theale rail-road transfer site
The policy is likely to have a neutral impact on sustainability. A significantly positive impact on economic and environmental sustainability has been identified in relation to minerals consumption as the site is primarily used for the transportation of minerals. The other significantly positive impact identified is in relation to the use of the rail network to move good and resources around, rather than the road network. No other sustainability impacts have been identified. Main Modifications have been proposed to the policy, but they did not change the outcome of the SA/SEA.

DM44 Parking
The policy is likely to have an overall neutral impact on sustainability. The policy is likely to have a significantly positive impact on environmental sustainability as it seeks to provide parking for new development in the context of reducing the pollution from vehicle travel. As the update of EV charging points is unknown, there is an unknown impact on sustainability. Where there is a good update of the EV points there will be a positive impact on climate change. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

DM45 Travel Planning
The policy is likely to have an overall neutral impact on sustainability. The policy is likely to have a positive impact on environmental sustainability as the policy seeks to promote sustainable travel which will have environmental benefits on air and water quality, as well as reducing climate change impacts. No negative impacts have been identified. Main Modifications were proposed to the policy, but they did not change the outcome of the SA/SEA.

6 Monitoring the effects

Once the LPR is adopted, its impacts will be monitored to make sure that significant effects and any unexpected effects are identified and dealt with. Appendix 1 of the LPR outlines a Monitoring Framework which sets out how the policies will be monitored.

7 Conclusion

As a result of the SA/SEA work undertaken during the development of the Local Plan Review the most appropriate strategy has been taken forward into the Local Plan Review.

The Local Plan Review is considered to represent the most suitable approach, from the options assessed, in order to achieve the sustainability objectives of the plan. Successful implementation of the Local Plan, and adequate mitigation of the potential negative effects identified will result in neutral, or in many cases positive sustainability impacts and sustainable development.

Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA)

West Berkshire Local Plan Review

Environmental Report

May 2025

SA/SEA Local Plan Review

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1 Introduction

West Berkshire Council has prepared a Local Plan Review (LPR) for the period up to 2041. The LPR was submitted to the Secretary of State for Examination at the end of March 2023, and hearing sessions took place between May and October 2024. In October 2024 the Inspector issued IN38 asking the Council to proceed to consultation on the proposed Main Modifications. The Inspector's repot was published on 25th April 2025 stating that subject to the Main Modifications the plan is sound and can be adopted.

This report constitutes the Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) for the Local Plan Review (LPR), which has been reviewed and updated to take into account the proposed Main Modifications to the submitted LPR.

The main aim of the SA/SEA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of the LPR. This document incorporates the requirements of a SA for the LPR as required by the Planning and Compulsory Purchase Act (section 19)[1] and requirements of an SEA as set out in the Environmental Assessment of Plans and Programmes Regulations 2004[2].

The Development Plan for West Berkshire

The LPR reviews the following documents of the existing Local Plan:

- Core Strategy Development Plan Document (2006 – 2026) adopted July 2012[3]
- Housing Site Allocations Development Plan Document adopted May 2017[4]
- West Berkshire District Local Plan 1991 – 2006 (Saved Policies 2007)[5]

The review seeks to assess the future levels of need for new homes (including market, affordable and specialist housing and Gypsy and Traveller accommodation) and employment land and other land uses up to 2041 and provides an appropriate basis for residential, employment land and infrastructure provision over that period. The LPR will also set out the up to date planning policy for the district.

2 The Appraisal Methodology

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

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

The SA must incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'Strategic Environmental Assessment 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, in this case the LPR, will have any significant effects on the environment. This context is reiterated in paragraph 32 of the National Planning Policy Framework (NPPF)[6].

[1]Planning and Compulsory Purchase Act 2004 https://www.legislation.gov.uk/ukpga/2004/5/section/19
[2] The Environmental Assessment of Plans and Programmes Regulations 2004 https://www.legislation.gov.uk/uksi/2004/1633/contents/made
[3] West Berkshire Core Strategy 2006 – 2026 https://info.westberks.gov.uk/corestrategy
[4] West Berkshire Housing Site Allocations https://info.westberks.gov.uk/hsa
[5] West Berkshire District Local Plan 1991 – 2006 (Saved Policies 2007) https://info.westberks.gov.uk/article/28783/The-West-Berkshire-District-Local-Plan-1991-2006-Saved-Policies-2007
[6] National Planning Policy Framework 2021: https://www.gov.uk/government/publications/national-planning-policy-framework--2

Further to the NPPF, the Planning and Compulsory Purchase Act 2004 requires an SA and SEA to be carried out for Local Plans. Both of these requirements can be carried out in one appraisal process. In order to avoid any confusion, the reference to SA throughout this document will refer to both the SA and the SEA.

2.2 Stages of 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 Stages of the SA/SEA

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 Pplan
Stage D	Consultation
Stage E	Monitoring the significant effects of implementing the Plan

This report reviews and updates the SA/SEA prepared to accompany the Proposed Submission LPR (Reg 19). The LPR is currently at examination and proposed Main Modifications to the submitted LPR have been identified which are considered necessary to make the LPR sound. The SA report considers the Main Modifications set out in the Schedule of Proposed Main Modifications and 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 West Berkshire (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 LPR
- A review of the options considered, and the preferred options selected

2.3 Consultation

Public involvement through consultation is a key element of the SA. During the development of the SA there are several stages of consultation, both formal and informal.

The SA Scoping report was subject to consultation with the statutory consultation bodies[7] in February/March 2018 along site the Regulation 18 consultation on the scope of the LPR. Appendix 3 sets out the comments received and the council response to the comments.

A further Regulation 18 consultation on an emerging draft of the LPR was carried out in December 2020. This allowed members of the public and stakeholders to comment on an early draft of the plan, including policies and potential site allocations. This version of the Plan was accompanied by an interim Environmental Report[8], which was also available for comment as part of the consultation. All comments have been taken into account in the drafting of the submission version of the Plan. All comments have been summarised and the council response to the comments was published in December 2022 as part of the Statement of Consultation[9].

[7] Historic England, Natural England and the Environmental Agency as set out in Regulation 4 of the Environmental Assessment of Plans and Programmes Regulations 2004
[8] Interim SA/SEA Environmental Report to accompany the Regulation 18 emerging draft LPR (Dec 2020) https://www.westberks.gov.uk/lpr-proposed-submission-consultation
[9] WBC Statement of Consultation https://www.westberks.gov.uk/lpr-proposed-submission-consultation

Consultation was carried out under Regulation 19 on the Proposed Submission Local Plan Review. This allowed members of the public and stakeholder to comment on the LPR. The SA/SEA Environmental Report was also available for comment as part of the consultation. All Regulation 19 comments on the LPR and its supporting documents were submitted alongside the LPR for Examination.

Consultation was carried out on the Main Modifications to the Plan, including the updated SA/SEA, in December 2024 for an 8 week consultation period. Comments on the LPR and the SA/SEA were then submitted to the Inspector for his consideration before issuing his final report.

2.4 Difficulties encountered in compiling information or carrying out the assessment

The collection of baseline information identified issues relating to accuracy of data, format of data and whether the research is up to date. This can cause limitation with the identification of issues and monitoring of the SA Objectives. Where there are gaps in the baseline data this has been identified and therefore, pose 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. A number of policy options were difficult to assess against SA objectives and sub-objectives. This is particularly the case with topic specific policy options which may only have a significantly impact on a small number of sub-objectives.

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

3 Background to the SA Report

3.1 Stages of the SA

The SA is made up of a series of stages (Stages A to E)

Table 2 Stages of the SA/SEA

Local Plan Stage	SA/SEA Stage	
Pre-Production	A (Scoping)	Setting the context and objectives, establishing the baseline and deciding on the scope
	A1	Identify other relevant policies, plans and programmes and sustainability objectives
	A2	Collect baseline information
	A3	Identify sustainability issues and problems
	A4	Develop sustainability appraisal framework
	A5	Consult the consultation bodies on the scope of the sustainability appraisal report
Production and Publication	B	Developing and refining alternatives and assessing effects
	B1	Test the Local Plan objectives against the sustainability appraisal framework
	B2	Develop the Local Plan options including reasonable alternatives
	B3	Evaluate the likely effects of the Local Plan and alternatives
	B4	Consider ways of mitigating adverse effects and maximising beneficial effects
	B5	Propose measures to monitor the significant effects of implementing the Local Plan
	C	Prepare the Sustainability Appraisal Report

Local Plan Stage	SA/SEA Stage	
	D	Seek representations on the sustainability appraisal report from consultation bodies and the public
	D1	Public participation on the draft Local Plan and SA Report
	D2 (i)	Appraise significant changes
Submission and Examination	D2 (ii)	Appraise significant changes resulting from representations
Adoption and Monitoring	D3	Make decisions and provide information
	E	Post adoption reporting and monitoring
	E1	Prepare and publish post-adoption statement
	E2	Monitor significant effects of implementing the Local Plan
	E3	Respond to adverse effects

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 February 2018 and went out to consultation with the statutory environmental bodies for 5 weeks. Consultation responses received as part of the Scoping Report consultation have been taken into account in the production of the Environmental Report.

The Scoping Report sets out the sustainability objectives and the proposed LPR objectives and these will then be used to assess the preferred options for the LPR.

The next stage (Stage B) is the stage where the 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 Local Plan. Mitigation measures are identified where necessary and recommendations to change of the options are made and the revised options reassessed where necessary.

The findings of Stage B are pulled together to produce the SA report (Stage C).

Following the Reg 18 consultation changes have been made to the Plan. These changes have been reassessed and the SA/SEA updated where appropriate. The SA/SEA was then published alongside the Reg 19 Pre-submission consultation for comment (Stage D). The Plan and all supporting documents were submitted for examination in March 2023.

During the Examination process main modifications have been proposed to the Plan. These changes have been reassessed and the SA/SEA updated where appropriate (Stage D2(ii)).

3.2 Compliance with the SEA Regulations

The requirement to carry out an SA also incorporates the Environmental Assessment of Plans and Programmes Regulations 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 Regulations, the SA report seeks to identify only likely significant effects of the LPR.

The table below shows the locations in this report which meet the requirements of the Regulations (referred in particular to annex I which specifies the information required Article 5(1)).

Table 3 Requirements of the SEA Directive

Directive Requirement	Section of the report
a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	1, 4, Appendix 3
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	4, Appendix 2, Appendix 8 (site assessments)
c) The environmental characteristics of areas likely to be significantly affected;	4, Appendix 2, Appendix 8 (site assessments)
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	4, Appendix 2, Appendix 3
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;	4, 5, Appendix 3, Appendix 8 (site assessments)
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 interrelationships between the above factors10;	5, Appendix 4, Appendix 5, Appendix 6, Appendix 7, Appendix 8
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;	5, Appendix 4, Appendix 5, Appendix 6, Appendix 7, Appendix 8
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	5, Appendix 4, Appendix 8
i) A description of the measures envisaged concerning monitoring in accordance with Article 10;	7, Appendix 8
j) A non-technical summary of the information provided under the above headings	Non-Technical Summary

4 Sustainability Context, Baseline and Objectives

4.1 Link to other policies, plans and programmes

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

A list of relevant policy guidance, plans and strategies has been compiled. The key emerging objectives, targets and issues which have been considered for the SA objectives are summarised in Appendix 1.

[10] These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

A screening exercise has been undertaken as part of the Habitats Regulations Assessment, the details of which are set out in the Habitats Regulations Assessment and Appropriate Assessment.

4.2 Key Sustainability 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 table below sets out the key sustainability issues and likely evolution without the LPR.

Table 4 Key Sustainability Issues and Opportunities

Key Sustainability Issues	Likely evolution without the LPR
Environmental	
Climate change: Responding to climate change impacts including vulnerability to flooding and rising consumption of finite resources, especially water, and carbon emitting energy.	Climate change will be a key issue for the LPR to address persistently. A changing climate is expected to exaggerate weather events; heavier rain, stronger winds and more summer heat-waves. It will have an impact on the landscape and our lifestyles; the economy and infrastructure; rare wildlife habitats and species may be threatened by loss or change in habitat; farming could suffer from more pests, soil erosion and a decrease in agricultural productivity; more intense rain, rising sea levels and wetter soils will increase flood risk; and water supplies will be affected along with our demands made on them. There is a need to reduce impacts on climate change through reduced emission of greenhouse gases, consumption of natural resources, vehicular movements. In addition, more sustainable designs are required to mitigate and adapt to the physical, financial and economic impacts of a potential rise in flooding and overall temperatures.
Air quality: Impacts from development and infrastructure on the environment and health and wellbeing.	Historically two areas were acknowledged as having poor air quality, both associated with sections of road in Newbury and Thatcham. In February 2024, the Air Quality Monitoring Areas covering these two areas were revoked. Sites that offer sustainable transport opportunities and choices such as rail, bus and greenways would be preferable to help reduce air quality impacts caused by road congestion. The Local Transport Plan 3 (2011-2026) has a specific policy on Air Quality and sets out a long term 'mixed' strategy to provide the District with more sustainable travel choices linked to the Air Quality Action Plan. A key challenge has been identified to explore any link between the District Health profiles and air quality.
Water supply: Rising consumption of finite resources, especially water.	The supply of water and the necessary infrastructure to meet demand is a key issue for West Berkshire. The Environment Agency suggests that within less than thirty years there will be a major water shortage in the South East unless there is a reduction in the amount of water used or new resources are found and that West Berkshire is within an area with "serious levels of water stress". There is also a need to protect and enhance surface and groundwater supplies (identified through the groundwater sensitivity and source protections zones) throughout West Berkshire.
Water quality: Pressure on infrastructure and risk of contamination.	Meeting water quality standards is a challenge for the region and West Berkshire. Together with tightening water quality standards, a growing population and development pressures are placing extra demands on the sewerage treatment infrastructure and the waters receiving effluent. As well as increased sewage pressures, development can pose other risks to water quality, this can could include inappropriate mobilising legacy contamination, waste management or site drainage.

Key Sustainability Issues	Likely evolution without the LPR
Flood risk: Vulnerability to flooding.	The risk of flooding to a large number of homes and businesses (as in 2007 and 2014) and its frequency within West Berkshire is widespread, arising not only from rivers but also from surface water runoff , groundwater flooding and infrastructure failure. Locating developments outside areas of flood risk is essential to avoid a legacy of economic, social and environmental costs as is maintaining existing flood risk management infrastructure and ensuring all development incorporates sustainable drainage systems to minimise surface water flood risk.
Landscape: Cumulative impacts of consumption and development on the natural environment.	Current driving forces relating to landscape change are agriculture/forestry, recreation and development. Primary development pressures are from changing population and business economies and the need to accommodate housing and modern business premises. Other pressures relate to mineral extraction (although there is some opportunity for sympathetic restoration of wetland landscapes), wind and solar power, and telecommunications and transport infrastructure.
Historic Character and Features: Deterioration of quality and accessibility.	The conservation of historic, sites and commons, monuments, battlefields, parks, buildings and Conservation Areas has contributed to the historic, cultural, economic heritage of West Berkshire and helped to sustain the distinctive communities in the District. Without sensitive restoration, conservation and enhancement above and below ground, the quality, connectivity and accessibility of these historic assets can easily deteriorate, particularly with respect to those heritage assets at risk. However, conservation and mitigation needs are not necessarily incompatible with building development for local needs, if care is taken over form and design. A further issue is new development in the vicinity of the nuclear installations within the district. The influence of such developments on safety matters will require detailed assessment by the Nuclear Directorate of the Health and Safety Executive.
Culture: Maintaining local distinctiveness and richness.	Cultural distinctiveness and richness is closely associated with the natural and man-made heritage of West Berkshire, integral to the sense of identity for residents but also represents an area where opportunities exist for developing a more attractive visitor experience. Data and information is limited for the District and gaps exist for instance, on the contribution and potential of equestrian sporting prowess for which the area is well known.
Biodiversity: Cumulative impacts of consumption and development on the natural environment	Population growth requiring more housing and infrastructure and consumption of natural resources, along with changes in agricultural land use (perhaps more acute in the medium term in response to leaving the European Union) and climate change, will continue to place pressure on the wildlife and ecosystems in West Berkshire. Without positive protection, conservation and enhancement, existing species and habitats will decline in quality and extent, and the value of nature for people's appreciation and enjoyment, will be diminished.
Green Infrastructure: Provision of an integrated network for the benefit of the environment and people's health and wellbeing.	The delivery of new green infrastructure will depend on meeting the need created as a consequence of new development so that it contributes to effective spatial planning and place shaping by taking account of its relationship to existing and proposed green spaces within the district and their connections to it. Focusing and prioritising GI investment on economic growth points where the majority of people can gain access in the future, will maximise the multiple benefits it can provide,
Social	

Key Sustainability Issues	Likely evolution without the LPR
Ageing Population and healthcare: An increasingly ageing population placing an increased demand on social care and healthcare services.	Future demographics indicate that the population of the area as a whole is projected to rise to over 166,000 by 2036. Significantly, the population of over 65s is forecast to grow by over 59% in the period 2016-2036 and the over 85s by 148% over the same period. This is above the national average and will call for a much increased demand for suitable housing, health care services and facilities for the elderly. The increased prevalence of those with long term illnesses and disability (closely linked to an ageing population) living longer along with a desire for independence, will have the similar effect. Equally, the need to take more personal control of health and wellbeing should increase demand for green infrastructure and health facilities. A key challenge has been identified to explore any link between the District Health profiles and air quality.
Sustainable rural communities/rural isolation/access to services: Access to community services, care and facilities in rural areas	The most deprived areas in terms of access to services and social care are spread over the more rural areas of the District. For isolated rural communities the need to support home independence will continue, along with increased availability of transport links, access to social care and the use of ICT technologies.
Education/skills: Addressing gaps in skills and adult education needed to find and remain in work	Demand for childcare places will increase from 2017 and parental choice over settings makes provision complex to predict. Higher primary numbers post-recession are about to hit secondary in 2019, with growth mainly around Newbury and Thatcham. New housing growth here is likely to need additional educational infrastructure. Correspondingly, as pupil growth moves out of the primary schools, numbers will decrease affecting rural areas most and raises an additional risk of viability. Levels of educational attainment in West Berkshire are generally higher than national for both school and higher qualifications. However, a significant number of the working population, 17%, have no qualifications, compared to 15% nationally, which can act as a break on the local economy and create pockets of deprivation and exclusion. Inequality in adult educational achievement should combine with opportunities to acquire skills suited to business need. A deficit of literacy and numeracy skills and the gap to more disadvantaged pupils at secondary phase needs to be addressed for reasons of well being, crime and health as well as future employment prospects.
Housing: The allocation and phasing of the housing delivery up to 2037 that meets the predicted demand. An identified shortage of affordable and/or suitable homes for local people at different stages of life	The higher than average annual income, and house prices now amongst the highest in the UK, have particularly affected key occupational workers and potential first time buyers who are unable to get onto the property ladder. The lack of smaller sized as well as affordable dwellings for predicted lower density households is an issue for the future, particularly in relation to rural areas and in retaining younger local people employed in the District. The increasing number and proportion of older persons and those with long term needs places more demand for housing and accommodation that is available and/or adaptable for different stages of life.
Crime and Safety:	Although the level of crime is of importance to the residents of the area, it is antisocial behaviour that is of more concern (even if only perceived) as this

Key Sustainability Issues	Likely evolution without the LPR
	has a direct effect on the quality of life and general appearance of the area. The LPR can have a key role in promoting well managed environments and secure buildings which will influence the levels of crime, anti-social behaviour and fear of both in an ageing District.
Economic / Material Assets	
Resource efficiency: Rising consumption of finite resources, especially carbon emitting energy.	Lifestyle and consumption trends in the UK and more widely have generally resulted in increased demands on energy and material resources. While many of the driving factors are outside the influence of the Council, others can be influenced in the direction of sustainability. Waste minimisation and recycling, high standards of water and land use efficiency plus energy efficiency including renewables, will require particular consideration, being areas where planning can have a direct role.
Employment and affordability: Difficulty in recruitment and retention.	The availability of skills suited to the local employment need and the high cost of housing means that some sectors such as agriculture, residential care and elementary occupations may be faced with staff recruitment and retention problems and pockets of relative income deprivation in and around Newbury, Thatcham and the fringe of Reading.
Employment Land: Allocation of the right mix of employment land to meet the needs of business.	The supply of modern good quality industrial accommodation of the right mix is limited with much of the existing stock needing refurbishment. In rural areas the demand for rural employment space is limited and will need stimulating to encourage rural and home based businesses.
Growth: Support from sustainable development.	With high employment rates it is likely that the greatest uplift in economic output will be driven through productivity improvements rather than by an increase in the number of people employed. Maintaining the vitality of town and other centres in face of competing retail offers is needed to protect the role they play in providing jobs and contributing to a strong local economy.
Sustainable transport: A heavy reliance on private car use and corresponding low levels of public transport use) leading to congestion and excessive demand on the road network.	The high dependency on private transport combined with forecasted increase in traffic flows and the need to cut emissions and improve air quality are drivers for addressing the key issue is slowing down the rate of increase in traffic and encouraging more sustainable modes of transport and alternatives to travelling. Provision needs to be integrated with other sustainability issues and solutions such as access to services in more remote areas and promoting healthy active living. The capacity of the road network, particularly around Newbury and Thatcham, the A34 and A339 is also a key issue.

4.3 Developing the SA Framework

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

A set out sustainability objectives and their indicators, which may be in the form of targets are a way in which the achievement of the objectives can be measures~~s~~d, make up the SA framework. These objectives and sub-objectives can also be used to monitor the implementation of the LPR. The table includes the SEA topics as listed in the regulations to show how they have been covered by the SA Objectives.

In the original scoping report for the SA/SEA, SA Objective 9 related to climate change. Given the increasingly high profile of climate change this is considered to be a critical SA objective and as such it is now the first SA objective to be considered in the SA process.

Table 5 Proposed framework for the SA/SEA of the LPR

SA Objective	SA Sub-Objective	Possible Indicators	SEA Topics
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9a) To reduce West Berkshire's contribution to greenhouse gas emissions	• Level of car use to work • Number of Low Emission Vehicles registered in (WBC) • Number of public charging points available in West Berkshire • Percentage of development achieving BREEAM Excellent Standards	**Climatic factors**
	9b) To sustainably manage flood risk to people, property and the environment	• No of planning permissions granted contrary to the advice of the Environment Agency on flood risk grounds • Percentage of major developments granted planning permission with approved sustainable drainage systems • Number of flood alleviation schemes developed to protect housing and infrastructure • Number of developments granted permission within Flood Zone 3. • Number of 'more vulnerable' uses granted planning permission within Flood Zone 2.	
1: To enable provision of housing to meet identified need in sustainable locations	To maximise the provision of affordable housing to meet identified need	• No of housing completions by spatial area/total • Affordable housing completions by spatial area/total • No of specialist housing completions for older people including Use Class C2. • Housing mix by type and size by spatial area/total	**Population** **Human Health**
	To enable provision of housing to meet all sectors of the community, including those with specialist requirements	• Households on housing register (WBC Housing Operations) • Number of net additional pitches/plots (Gypsies, Travellers and Travelling Show people) • Number of self and custom-build housing completions • Number of housing units for older people	
2: To improve health, safety and wellbeing	To support healthy, active lifestyles	• General health summary significantly better than England average (PHE) • Years of potential life lost (ONS)	**Human Health**

SA Objective	SA Sub-Objective	Possible Indicators	SEA Topics
and reduce inequalities		• Number of people per annum visiting Council owned sports/recreational facilities • Results from Active People Surveys (SE) • % of adult population who participate in Sport or Physical activity at least twice in the previous 28 days.	**Population** .
	To reduce levels and fear of crime and anti-social behaviour	• Fear of crime surveys (WBC) • Number of violent crime, robberies, vehicle crimes and domestic burglaries per 1000 population	
	To enable the protection and enhancement of high quality multi-functional GI across the District	• Availability, use and access to eligible open spaces • Meet Accessible Natural Green space Standard (ANGSt) • Percentage of the Rights of Way network in a “favourable” condition	
3: To improve accessibility to community infrastructure.	To improve access to education, health and other services and facilities	• Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre • Percentage of school places within 2 miles (primary) or 3 miles (secondary) in accordance with the council’s School Travel Plan. • Percentage of schools rated ‘Good’ or above by Ofsted • Proportion of 19 years olds with Level 2 qualifications (5 or more GCSEs Grade A* to C) • Percentage of schools under/over capacity • Percentage of the Community Infrastructure Levy expended on elements of community infrastructure	**Population** **Human health**
	To support the development of access to IT facilities including Broadband particularly in rural locations	• Coverage by Superfast Broadband • % access to WBC digital services and information by smartphone or tablet device (WBC ICT Strategy 2017 – 2020)	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	To reduce accidents and improve safety	• Number of deaths and serious injuries on the roads (for all ages and children)	**Human health** **Air** **Population**
	To increase opportunities for walking, cycling	• Number of children walking or cycling to school	

SA Objective	SA Sub-Objective	Possible Indicators	SEA Topics
	and use of public transport	• Proportion of cars to household ownership • Bus passenger numbers (LA subsidised) • Percentage of new development within 400 metres of a bus service / • Growth / reduction in travel by rail • Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre • Length of cycleway • Number of monitored cyclists • Length of Public Rights of Way	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	To conserve and enhance the biodiversity and geodiversity of West Berkshire	• Percentage of SSSI and SAC land in a favourable or recovering condition (NE) • Loss or damage in ha of SSSIs and SACs (NE), ancient woodlands (FC) and number of veteran trees • Change in areas of biodiversity and geological importance, in priority habitat and number of priority species. (TVERC) • Area of statutory LNRs per number of population	**Biodiversity** **Flora** **Fauna**
	To conserve and enhance the character of the landscape	• Percentage of building on greenfield land • Percentage of land under agri-environment schemes (NE)	**Landscape** **Cultural heritage including architectural and archaeological**
	To protect or, conserve and enhance the built and historic environment including sustaining the significant interest of heritage assets	• Number and percentage of listed buildings, registered parks and gardens, scheduled monuments, and registered battlefields, indicated as “at risk” on the Heritage at Risk Register (HE) • No. of heritage assets included on the Local List • % of Conservation Areas in West Berkshire with an up-to-date character appraisal (and management plan) • Number of major development projects that enhance the significance of heritage assets or historic landscape character	**Cultural heritage including architectural and archaeological** **Landscape**

SA Objective	SA Sub-Objective	Possible Indicators	SEA Topics
		• Number of major development projects that detract from the significance of heritage assets or historic landscape • Number and % of planning applications where archaeological mitigation strategies (preservation by design and/ or archaeological recording) were developed and implemented	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	To reduce air pollution	• Level and trend of air pollutants NO_2 • Level of traffic flows • Exceedances in Air Quality Management Areas • Local Air Quality Management measures	**Air** **Soil** **Human Health** **Water** **Biodiversity**
	To manage noise levels	• The number of noise complaints per annum received by West Berkshire	
	To maintain and improve soil quality	• Loss of "Best and Most Versatile Agricultural Land" to development • Loss of greenfield land to development • Level of potentially contaminated sites remediated and suitable for use	
	To maintain and improve water quality	• Proportion of surface waters and groundwater water bodies at 'Good' Water Framework Directive (WFD) status (EA) • Measures of chemical and biological water quality of inland watercourses "good" and "fair"(EA) • Deterioration in WFD status from 2015 baseline • Incidents of major and significant water pollution • No of remediated contaminated sites no longer impacting on water quality • No of planning approvals granted contrary to the advice of the Environment Agency on water quality grounds • The number of planning approvals granted contrary to the statutory water/sewerage undertakers advice (Thames Water Property Services) • Mitigation measures being implemented to ensure Nutrient neutrality.	
7: To promote and improve the efficiency of land use.	To maximise the use of previously developed land and buildings	• Percentage of new or converted dwellings and non-residential developments on previously developed land	**Material Assets** **Soil**

SA Objective	SA Sub-Objective	Possible Indicators	SEA Topics
	where appropriate	• Area of registered brownfield sites suitable and available for residential development	
	To apply sustainable densities of land use appropriate to location and setting.	• Density of major developments completed	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	• KwH reduction in energy use • % commercial buildings meeting BREEAM excellent standard • Increase in energy storage from renewable technologies • % of total energy consumption for the District coming from renewable/low carbon energy generation • Promote the use of new or preferred energy technologies ('Smart' towns) • Promote the use of renewable energy generation and energy storage	**Climatic factors** **Material Assets** **Water**
	To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	• % change in waste generated (From EA and DEFRA) • % of household waste and biodegradable waste to landfill • % total tonnage of waste that has been recycled, composted, reused and recovered, or used to recover heat power and other sources of energy	
	To reduce water consumption and promote reuse	• Percentage of development incorporating water conservation and/or water efficiency measures • New Developments with SUDs installed (EA)	
	To reduce the consumption of minerals and promote reuse of secondary materials	• Annual primary aggregate production and annual reuse of secondary materials as in local aggregates assessment/per 1000 head of population	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	To encourage a range of employment opportunities that meet the needs of the District	• Percentage unemployment rate amongst economically active population • Percentage of working age population claiming Job Seekers Allowance • Percentage working age population in employment or unemployed • Amount and type of non-residential completions Amount of Protected Employment Area land developed	**Population** **Human health**

SA Objective	SA Sub-Objective	Possible Indicators	SEA Topics
	To support key sectors and utilise employment land effectively and efficiently	• Percentage of land developed for employment by type which is on previously developed land • Amount of employment land lost to residential development • Gross employment floor space developed	
	To support the viability and vitality of town and village centres	• Total amount of floor space for town centre uses • Completed retail development • Percentage increase or decrease in the total number of VAT registered businesses in the area • Vacancy rates of units • Loss of town centre uses	

The SA Objectives have been tested against each other to ensure compatibility and highlight any areas where potential conflict or tensions may arise. No incompatibilities have been identified, with several of the SA objectives being compatible or strongly compatible with each other. A summary is shown below.

Table 6 SA Objective Compatibility

SA Objectives	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
SA1		+	+	+	0	0	+	+	+	+
SA2	+		+	+	0	0	0	0	+	+
SA3	+	+		+	0	0	0	0	0	+
SA4	+	+	+		0	+	+	0	+	+
SA5	0	0	0	0		0	0	0	0	+
SA6	0	+	0	+	0		0	+	+	0
SA7	+	0	0	0	0	+		+	+	+
SA8	0	0	0	+	0	+	+		+	+
SA9	+	+	0	+	+	+	+	+		+
SA10	+	+	+	+	0	0	+	+	+	

+ Compatible	- Incompatible	0 Neutral	? Uncertain

In general terms the SA objectives are very compatible with each other with none of them being classed as 'incompatible'. The majority of interactions between objectives are classed as compatible and neutral.

The table below confirms all of the SEA objectives have been considered in the SA/SEA framework.

Table 7 Integrating the SEA Objectives

SEA Directive Issue	SA Objective
Biodiversity	5, 6
Population	1, 2, 3, 4, 10
Human Health	1, 2, 3, 4, 6, 10
Fauna	5
Flora	5
Soil	6, 7
Water	6, 8

SEA Directive Issue	SA Objective
Air	4, 6
Climatic Factors	8, 9
Material Assets	5, 7, 8
Cultural Heritage (Inc. architectural and archaeological)	5
Landscape	5

LPR Vision and Objectives

Table 8 The LPR Vision and Objectives

Vision	
West Berkshire will provide the space and environment for sustainable development, including supporting infrastructure, that retain and attract creative and sustainable business growth with training and employment opportunities. A variety of different sectors together with a combination of larger businesses and Small and Medium-sized Enterprises will ensure a resilient and sustainable economy. The local economy will help to create benefits for the environment, culture and social well-being. Making available housing of different types, sizes, tenures and affordability will be a priority in order to provide West Berkshire residents with homes and environs at sustainable locations in towns and villages that meet their needs, whatever their income, stage of life and ability. Development and infrastructure will be sustainable, contributing to our aim to deliver carbon neutral by 2030(4), and of a high quality design that is in keeping with the character and local distinctiveness of the area. Development will be better connected to local services, facilities and open space within the District, and where relevant, in adjoining local authority areas, all of which will foster community cohesion, health and wellbeing. Development will minimise waste and pollution to our air and water, its rivers and aquifers. It will be energy efficient to reducing our carbon footprint, the risk of flooding and higher temperatures by taking advantage of new technologies as they emerge and by integrating green space and green infrastructure West Berkshire's landscape in the North Wessex Downs will remain of outstanding value and its biodiversity more abundant in settlements and the surrounding countryside. Heritage assets will be conserved and enhanced and there will be greater opportunity for enjoyment and appreciation of the special qualities of the built and natural environment.	
Objectives	
1	**Climate change** To mitigate and adapt to the effects of climate change and minimise demand for energy and other resources.
2	**Housing** To provide a range of sites to ensure that the District's housing needs and aspirations are met by providing a range of market, affordable and specialist housing types, tenures and sizes in appropriate and sustainable locations.
3	**Sustainable and Quality Development** To ensure provision of sustainable developments of high quality design, construction and efficiency (including land use) which contribute to an attractive, safe and accessible environment for all.
4	**Economy** To facilitate and support a strong, diverse and sustainable economic base across the District, including the provision of employment land which provides for a range of local job opportunities
5	**Town Centres** To enhance the vitality and viability of town and district centres in West Berkshire as places for shopping, leisure and community activities.
6	**Culture**

	Together with partners, to develop and promote the cultural distinctiveness of the area, recognising it is fundamental to the improved future wellbeing and sustainability of West Berkshire's economy and communities
7	**Heritage** To conserve and enhance the local distinctive character, identity, significance and special interest of the built, historic and natural environment in West Berkshire's towns, villages and countryside.
8	**AONB** Together with partners, to continue to conserve and enhance the North Wessex Downs AONB, with appropriate landscape-led development delivering wider environmental, economic and social benefits.
9	**Green Infrastructure and Healthy Living** To ensure that West Berkshire contains a strong network of multi-functional green infrastructure which provides health and environmental benefits and enhances the overall quality of life of sustainable communities.
10	**Transport** To make provision for transport networks that support sustainable growth in West Berkshire and to promote low emission transport choices.
11	**Infrastructure** To ensure that infrastructure needs (physical and social) arising from the growth in West Berkshire are provided to support and keep pace with development in accordance with the detail set out in the Infrastructure Delivery Plan.

SA and LPR Objective Compatibility

A review of the compatibility between the SA objectives and the LPR objectives has been carried out (see Appendix 3) and a draft summary can be seen below. The review indicates that generally both sets of objectives are compatible. Potential tensions lie in the following areas:

1. Impacts on the historic and natural environment are heavily dependent on the siting, scale, and type and design of development being proposed and their proximity to sensitive sites.
2. All future development proposals need to respond to climate change, in particular to potential risks of flooding, the need to minimise resource consumption, by being well located, in ensuring new design is of high quality and efficiency and reduces where possible, vehicular trips.

The table below shows a summary of the compatibility between the SA Objectives and the West Berkshire LPR objectives.

Table 9 SA and LPR Objective Compatibility

		SA Objectives									
		SA1	**SA2**	**SA3**	**SA4**	**SA5**	**SA6**	**SA7**	**SA8**	**SA9**	**SA10**
LPR Objectives	1	+	++	0	++	++	++	+	++	++	0
	2	++	++	+	+	0	0	+	0	0	++
	3	++	++	+	+	+	+	++	++	++	++
	4	++	++	+	+	0	0	+	0	0	++
	5	+	+	++	+	+	0	++	0	0	++
	6	0	++	+	+	++	0	0	0	0	+
	7	0	++	++	0	++	++	+	++	++	++
	8	+	+	0	0	++	+	+	+	++	+
	9	+	++	++	++	+	++	++	+	++	+
	10	++	++	+	++	0	0	+	0	+	++
	11	++	++	++	+	0	0	+	0	0	++

++ Strongly support sustainable objectives	+ Support sustainable objectives	0 Neutral	- Works against sustainable objectives	- - Works strongly against sustainable objectives

The SA objectives are shown to be generally very compatible with the LPR objectives with none of them being classes as 'incompatible'. The majority of interactions between objectives are classes as 'compatible' and 'neutral'.

5 Developing and Refining Options and Assessing Effects

Stage B of the SA 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 LPR, along with the consideration of any mitigation measures and ways to maximise beneficial effects along the way.

Reasonable Alternatives and Assessment of Options

Assessment of reasonable alternatives identifies the likely significant effects of the available options, helping to develop and refine the proposals within the LPR. 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 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?

Policy approach and policy development

The purpose of the LPR is to assess the future level of need for new homes (of all types), employment land and other land uses up to 2041 and to provide an appropriate basis for housing, employment land and infrastructure provision over that period. The scope of the review involves:

1. A review of the existing Core Strategy strategic objectives
2. A review of the existing spatial strategy for the District
3. A review of the existing Core Strategy and Housing site Allocation DPD policies to ensure their continued consistency with national policy
4. The introduction of additional development control policies in response to the review of the saved development control policies not replaced by the Core Strategy or the Housing Site Allocations DPD
5. The introduction of new policies in response to recent changes in national planning policy and guidance.

It is not the purpose of the LPR to change or remove policies that remain in accordance with national policy and support the delivery of sustainable development. However, it is an opportunity to add to or strengthen policy and provide additional clarity.

A review of the policies of the current Local Plan took place as part of the LPR Scoping in February 2018, this was updated in November 2018 following the publication of the July 2018 NPPF. This review took the proposed Objectives for the LPR and split the current policies up under which objective they would help to meet. Within each topic area, the review considered whether the policies were still in line with national policy, and whether there would be any benefits in strengthening the wording/details of the policies as part of the review. It is this consideration that forms the basis of the reasonable alternatives considered by the SA/SEA.

Changes to the SA/SEA since Reg 18
The SA/SEA has been reviewed and updated significantly since the Reg 18 consultation in December 2020. Much of the content remains the same, but the format of the assessments and in some cases the assessment of the policies, sites and allocations themselves have been reviewed and changed to ensure that they meet the requirements of the legislation.

Many of the policies have changed or been updated since the Reg18 consultation and therefore, it was felt that a refreshed and updated assessment was the most appropriate way forward.

The SA/SEA that accompanied the Reg 18 consultation in December 2020 can be viewed on the Council's website (https://www.westberks.gov.uk/lpr-proposed-submission-consultation).

Changes to the SA/SEA since Reg 19
Following the Reg 19 consultation, the Local Plan Review and all its supporting documents were submitted to the Secretary of State for examination in March 2023. Examination hearing sessions took place between May and October 2024. A number of Main Modifications were proposed to the LPR as a result of the comments made at Reg 19 and over the course of the examination hearing sessions and Action Points issued by the Inspector. Where Main Modifications were proposed to the policies in the Plan, the SA/SEA was reviewed and updated where necessary.

5.1 Development Strategy

The Council wish to develop a development strategy that is place based. This approach will set out the spatial context for development across the district. It considers the Spatial Areas, the overall spatial strategy for development and the settlement hierarchy. The full SA/SEA assessments are set out in the appendices.

5.1.1 Spatial Strategy

The Area Delivery Plan Policies of the Core Strategy set out the spatial strategy and distribution for development across the district. Four Spatial Areas were defined (Newbury and Thatcham, East Kennet Valley, Eastern Area and the North Wessex Downs Area of Outstanding Natural Beauty (AONB)).

The scoping of the LPR determined that a specific review of the spatial strategy and distribution was required to ensure that the spatial strategy for the district allowed for sustainable development to take place. The division of the district into separate areas with their own characteristics has been seen as useful, however, there are significant constraints within the current Eastern and East Kennet Valley Areas (including AWE DEPZ and the AONB) and as a result the option of combining these two areas into a single Eastern Area has been considered. The following two options have been assessed:

1. Retain existing spatial strategy of the Core Strategy (4 spatial areas – Newbury & Thatcham, Eastern Area, East Kennet Valley, AONB)
2. Revised spatial strategy with 3 spatial areas (Newbury & Thatcham, Eastern Area, AONB)

Table 10 Options considered for the Spatial Areas

Options	SA Summary (see appendix 4 for the full SA/SEA)	Approach taken forward
1) Retain existing spatial Strategy of the Core Strategy (4 spatial areas – Newbury & Thatcham, Eastern Area, East Kennet Valley, AONB)	Overall this option will have a neutral impact on sustainability. There are positive sustainability impacts identified in relation to economic and environmental sustainability. The impacts on social sustainability are likely to be neutral given the limitations for development options in the Eastern Area and East Kennet Valley.	**This approach is not to be taken forward** The limited scope for development within the Eastern Area under this option means that the option will not be taken forward
2) Revised spatial strategy with 3 spatial areas (Newbury & Thatcham), Eastern Area, AONB)	Overall this option is likely to have a positive impact on sustainability. There are significantly positive impacts identified in relation to economic sustainability, with positive impacts on social sustainability. While environmental sustainability is likely to be neutral with mitigation measures there could also be some positive environmental sustainability impacts.	**This approach is to be taken forward** The option provides greater flexibility in terms of the locations of development, especially within the Eastern Area of the district.

The spatial strategy also sets out how to distribute development across the district to meet the Council's development needs. The Core Strategy had a focus on Newbury and Thatcham, with two strategic sites allocated in Newbury and smaller sites allocated across the rest of the district. This mix of strategic and smaller sites across the district worked well for the Core Strategy by providing flexibility and natural phasing of developments across the plan period. As a result a similar mix of sites is considered to be appropriate for the LPR with no other alternatives considered.

As part of the LPR the distribution of development across the district has been reviewed and the following options considered:

1. **Additional housing requirement based on Core Strategy distribution** (60% dwellings in Newbury/Thatcham, 21% in Eastern Area and East Kennet Valley, 19% in AONB)
2. **Increased focus on Eastern Area**
   A site at Grazeley was put forward as a long term development proposal by a group of landowners/developers as a potential new settlement, for in the region of 10,000 dwellings plus supporting infrastructure). The sites included in the proposal are located in West Berkshire, Wokingham and Reading, therefore, development in this area would be supporting growth across the three Local Authorities. A number of smaller sites would be considered across the rest of the district.
3. **Reduced focus on AONB**
   There are still allocations in the AONB to deliver, which will largely meet housing need in this rural area. Two of the Rural Service Centres have designated NDPs (Hungerford & Lambourn), the third (Pangbourne) has limited development opportunities. This scenario would see limited additional growth in these settlements and in the smaller service villages (two of which have adopted NDPs (Compton (Feb 2022) and Hermitage (May 2024)).
4. **Continued focus on Newbury**
   This option would focus a strategic site in the Newbury areas, with number of smaller sites considered across the rest of the district.
5. **Focus on Thatcham**
   This option would focus a strategic site in the Thatcham area, with a number of smaller sites considered across the rest of the district. The Core Strategy limited growth in Thatcham (despite it being in the top tier of the settlement hierarchy) due to the rapid expansion that had taken place in the town over recent years. This was to allow a period of consolidation, ensuring the infrastructure and town centre facilities could be upgraded to meet the demands of the existing population. In reviewing the vision for Thatcham for the LPR the Council commissioned a Thatcham Strategic Growth Study[11]. The study identified that strategic development would be required in Thatcham to support service provision and regeneration.

[11] Thatcham Strategic Growth Study https://www.westberks.gov.uk/local-plan-evidence

Table 11 Spatial Strategy Summary of SA/SEA Options

Option	**Summary of SA/SEA** (see appendix 4 for the full SA/SEA)	**Discussion and outcome**
1: Additional housing requirement based on Core Strategy distribution	There are a number of positive sustainability impacts likely with this option, although there are also a number of unknown or neutral impacts as the existing spatial strategy as the strategy does not consider whether the current strategy has exhausted some or all of the development options within the settlement hierarchy.	**This option is not to be taken forward** There are a number of constraints within the existing settlements which mean that compared to the other options considered this option may not be able to deliver the required number of dwellings to meet local needs in the most appropriate way.
2: Increased focus on the Eastern Area	**This option is not considered to be a reasonable alternative due to the constraints relating to the DEPZ for AWE Burghfield and the long term nature of the Grazeley settlement proposal to meet the growth needs of Reading.**	
3: Reduced focus on AONB	This option suggests an overall neutral effect on the sustainability, however there are a number of significantly positive potential impacts in relation to protection of the AONB and natural environment. The option will require development elsewhere in the districts which could mean that sites 'less suitable' for development are required to deliver the local housing need.	**This option is to be taken forward** There are a number of outstanding allocations in the AONB which are expected to deliver during this plan period which will largely meet the housing need in this rural area. A number of settlements within the AONB are in the process of preparing NDPs, with one NDP having been adopted (Compton) in early 2022.
4: Continued focus on Newbury	This option gives a number of potentially positive sustainability effects in relation to focusing development on the biggest town with the largest number of facilities, with a significantly positive effect predicted due to the strategies' focus on the use of brownfield and. However, there ~~are~~ is an unknown impact as to whether the strategy would be able deliver adequate housing to meet the local identified need due to the lack of suitable sites within the area.	**This option is not to be taken forward** Core Strategy had a high focus on Newbury with the allocation for 2 strategic sites on the edge of the town. Further largescale development opportunities are more limited, although there are opportunities for redevelopment within the settlement boundary and on brownfield sites. A reliance on focusing development in Newbury may not deliver the number of dwellings required to meet the local need.
E: Focus on Thatcham	This option given an overall positive effect on sustainability, with several potentially significantly positive impacts as a result of a large strategic site being developed. A large strategic site can deliver a number of positive benefits due	**This option is to be taken forward** The Core Strategy provided limited growth for Thatcham, but there are substantial opportunities

Option	**Summary of SA/SEA** (see appendix 4 for the full SA/SEA)	**Discussion and outcome**
	to the nature and scale of the development economically, socially and environmentally as it focuses development in one area, which can then have adequate mitigation measures and support networks developed within the design scope of the development to bring about improvements.	for strategic development in Thatcham which would lead to improved services and facilities in the town.

Following the decision that the spatial strategy should focus on Thatcham, strategic site options were considered, based on the sites submitted through the February 2020 HELAA.

Initially five groups of sites were identified as potential options for a strategic site:

1. North East Thatcham (THA20, including THA8, THA6, THA10, THA14) up to 2,500 dwellings
2. Colthorp (including THA1, THAT3, THAT4, THA4) approximately 800 dwellings
3. Newbury/Thatcham Gap (including THA13, THA11, THAT18, THA19, NEW9) approximately 100 dwellings
4. Henwick (including CA12, CA16, CA17) approximately 250 dwellings
5. North East Thatcham and Henwick (THA20, CA12, CA16, CA17)

Of these five sites, only one was considered to be a reasonable alternative for allocation **North East Thatcham** (Option 1). The other options were ruled out for a number of issues. Much of the site at **Colthrop** (option 2) is with flood zones 2 and 3, with poor transport links without significant investment. In addition the site includes the permanently permitted Colthrop Mineral Processing plant which is safeguarded in the Minerals and Waste Local Plan. The site at **Henwick** (option 4) is considered to be too small, on its own, to be of a strategic nature as it would not be able to provide the level of infrastructure required to support the development. Option 5 looked at whether the **Henwick** site could be combined with the sites at **North East Thatcham**, but it was decided that the site would be too remote from the North East Thatcham sites to deliver a cohesive development. The final option, Newbury/Thatcham Gap (option 3) was discounted as the site is too small to be of a strategic nature, but it would also result in coalescence of Newbury and Thatcham with a significantly landscape impact.

During the course of the LPR examination, it became clear that, with an extended plan period to 2041, the housing supply identified within the Plan was insufficient to meet the housing requirement. At the request of the Inspector, the Council reviewed the information available to the examination to identify whether there were any suitable and available sites for residential development which were not already allocated within the Plan. The information reviewed included the Housing and Economic Land Availability Assessment (HELAA), SA, and Regulation 19 representations and information submitted as part of the examination process. Through the review, Henwick was considered independently to the strategic allocation at NET and therefore, the detailed assessment related to the site is set out under the Thatcham site assessment in table 36. This does not impact on the spatial strategy for the district.

As a result of the considerations around the spatial strategy and distribution of housing, policy **SP1 The Spatial Strategy** has been written. A summary of the SA/SEA of the policy is set out below. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications have not resulted in any change to the overall SA/SEA outcome for the policy.

Table 12 Summary of SA/SEA for SP1 The Spatial Strategy

SP1 The Spatial Strategy (See Appendix 5 for the full SA/SEA)	Summary of effects
The Policy is likely to have an overall positive impact on sustainability. The policy directs development to the most sustainable locations, therefore, giving positive impacts on all elements of sustainability. The policy is likely to have a number of positive knock-on effects on social and environmental sustainability as a result of focusing development on the most sustainable locations in the district.	**Overall Effect:** Positive **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

5.1.2 Settlement Hierarchy

The Reg. 18 scoping report for the LPR considered the settlement boundaries and determined that given the significant period of time that has elapsed since the settlement hierarchy has been reviewed and the risk of challenge both at examination and via appeals, the settlement hierarchy needed to be reviewed as part of the LPR process. A review of the settlement hierarchy[12] was carried out and two options were considered:

1. Remove Aldermaston as a Service Village due to a reduction in available service and facilities in the village since the initial designation
2. Add Streatley as a Service Village as the village has access to a number of services and facilities in the neighbouring village of Goring (located in Oxfordshire)

Due to the presence of Burghfield within the DEPZ a third option was also considered, in relation to whether it was appropriate to continue to include Burghfield as a Rural Service centre.

3. Remove Burghfield as a Rural Service Centre due to the presence of the AWE DEPZ

A summary of the SA/SEA of these options is set out in table 4 below.

[12] Settlement Hierarchy Review Topic Paper, November 2020 https://www.westberks.gov.uk/local-plan-evidence

Table 13 SA/SEA of the Settlement Hierarchy Options

Options	**SA Summary** (See Appendix 4 for the full SA/SEA)	**Approach taken forward**
1) Remove Aldermaston from Service Villages (no other changes)	Overall this option is likely to have a neutral effect on sustainability. There are likely to be positive sustainability impacts in relation to Environmental sustainability as the option would result in limited development taking place in the Aldermaston area. There is a possible negative impact on economic sustainability as the option would limit development in the area which would not support economic growth in the area. Impacts on social sustainability area expected to be neutral.	**This option is to be taken forward** The number of services and facilities in Aldermaston has fallen since the Settlement hierarchy was first devised. In addition Aldermaston is not considered to be a destination. Instead, people will look to other villages in the district when looking to access the services and facilities they offer.
2) Add Streatley to Service Villages (no other changes)	Overall this option is likely to have a neutral effect on sustainability. There are likely to be positive sustainability impacts in relation to social and economic sustainability through the delivery of development in the area. Mitigation measures and policy requirements for any development taking place in the area would ensure that the overall impact on environmental sustainability was natural.	**This option is not to be taken forward** This option relies on the proximity of Streatley to Goring where there are a number of services and facilities. However, Goring is in Oxfordshire and it is not considered appropriate to rely on services and facilities outside of the district, therefore Streatley will not be included as a Service Village.
3) Remove Burghfield common as a Rural Service Centre	Overall this option is likely to have a neutral effect on sustainability. There are likely to be positive sustainability impacts in relation to environmental sustainability as the option would restrict any new development in the village. Potential negative impacts have been identified in relation to economic sustainability and social sustainability as removal of Burghfield Common from the settlement hierarchy may result in a lack of investment in existing services and facilities which would limit access to services and facilities and impact on the economic base of the community.	**This option is not to be taken forward** The presence of the DEPZ restricts development in the village, however, the village still acts as a Rural Service Centre for those living in the local area and therefore, it is considered appropriate to retain it within the settlement hierarchy.

As a result of the considerations around the settlement hierarchy policy **SP3 Settlement Hierarchy** has been written. A summary of the SA/SEA for the policy is set out the table below. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 14 SP3 Settlement Hierarchy Policy

SP3 Settlement hierarchy (See Appendix 6 for the full SA/SEA)	Summary of effects
Overall the policy is considered to have a positive impact on sustainability, by directing development to the most sustainable locations. There is likely to be a significantly positive impact on delivering housing to meet local needs, access to community services and facilities, opportunities for walking, cycling and public transport and on supporting the economy. No negative sustainability impacts have been identified as a result of the policy.	**Overall Effect:** Positive **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Medium – Long term

5.1.3 North Wessex Downs Area of Outstanding Natural Beauty

74% of West Berkshire is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and therefore, the consideration of a strategic AONB policy has been carried out. Two reasonable alternatives have been considered, regarding whether to have a policy or not.

Table 15 SA/SEA of AONB policy options

Options	**SA Summary** (See Appendix 4 for the full SA/SEA)	**Approach taken forward**
No AONB Policy – rely on NPPF	The NPPF seeks to enable development while offering protections to nationally designated landscapes. Reliance on the NPPF is likely to have an overall positive impact on all elements of sustainability.	**This option is not to be taken forward** This option would mean that there would be a reliance on the NPPF to protect the AONB from development. Given the importance of the AONB locally, it is not considered appropriate to solely rely on the NPPF to protect the AONB from development.
AONB Policy	A specific AONB policy included in the plan would allow a balance between local housing needs and protection and enhancement of the AONB to be met taking into account local circumstances. There are a number of potentially significant sustainability impacts as a result of a specific policy, in relation to delivery of housing, safety and wellbeing, climate change, land use, and employment.	**This option is to be taken forward** This option will provide a framework to manage development in the AONB taking into account the local West Berkshire context.

As a result of the considerations around the settlement hierarchy policy **SP2 North Wessex Downs AONB** has been written. A summary of the SA/SEA for the policy is set out in the table below. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 16 SA/SEA of AONB Policy

SP2 North Wessex Downs AONB (See Appendix 5 for the full SA/SEA)	Summary of effects
The Policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability as a result of the protection the policy offers to the AONB. There are also likely to be positive impacts on all elements of sustainability as the policy seeks to protect the AONB, and requires that any development supports the local community and the rural economy. There is a potentially known impact of social sustainability in relation to the provision of housing, as the policy does restrict major development in the AONB expect in exceptional circumstances.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (AONB) **Duration:** Permanent **Timing:** Long Term

5.1.4 Atomic Weapons Establishment (AWE)

West Berkshire is also home to the Atomic Weapons Establishment (AWE). The Core Strategy includes a policy specifically in relation to AWE. The review of the policies considered whether to continue with this old policy, or whether a new policy would be more appropriate. The Core Strategy policy was based on data available at the time, which does not take into account new information on DEPZ or off-site emergency plans. Therefore, continuing with the existing policy is not a reasonable alternative. Given the planning implications of the DEPZ having no policy and relying on national policy does not seem to be appropriate. Therefore, no reasonable alternatives have been considered in relation to a policy for AWE.

Main Modifications were proposed to the policy following the examination hearings. The SA/SEA was reviewed in light of these changes, but there is no impact on the overall outcome of the SA/SEA.

Table 17 SA/SEA of AWE Policy

SP4 AWE Aldermaston and Burghfield (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have a neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability as the policy seeks to protect human health from the unlikely event of an emergency occurring at AWE. There are also likely to be negative impacts on social sustainability as the policy seeks to restrict development (residential and employment) from taking place within the DEPZ, to protect human health from the unlikely event of an emergency at AWE. Therefore, there will be impacts on the provision of housing and affordable housing and new employment opportunities in the area.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Eastern Area) **Duration:** Permanent **Timing:** Long Term

5.2 The Environment and surroundings

5.2.1 Responding to Climate change

West Berkshire Council declared a Climate Emergency in July 2019, this along with the out of date nature of the Climate Change related policies of the Core Strategy means that a new policy direction is required. The policy also takes into account new evidence related to net zero carbon. No other reasonable alternatives were considered. No Main Modifications were proposed to this policy.

Table 18 SA/SEA Summary for Climate Change Policy

SP5 Responding to Climate Change (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall positive / neutral impact on sustainability. There are a number of significantly positive impacts on environmental sustainability as the policy seeks to ensure measures are in place to protect GI and open spaces with the biodiversity they provide to respond to climate change. There is also a significantly positive impact on all elements of sustainability as a result of the policies measures to respond to climate change. No negative impacts have been identified.	**Overall Effect:** Positive / Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

5.2.2 Flood Risk

The LPR scoping report determined that it was appropriate for the scope of the policy to remain the same, with some additional details added for clarification. Flood risk is a key issue for many areas of West Berkshire, and so not having a flood risk policy was not considered to be a reasonable alternative. The Council's Strategic Flood Risk Assessment (SFRA) has been updated to support the LPR. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 19 SA/SEA Summary for Flood Risk Policy

SP6 Flood Risk (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall positive impact on sustainability. All elements of sustainability are impacted by flooding and therefore, the policy will positively impact on all of sustainability. There is a significantly positive effect on the reduction of flood risk and subsequent quality of life for residents and the environment in the future. There are positive effects for biodiversity, green infrastructure, supporting healthy lifestyles, conserving/enhancing the landscape, improving soil and water quality and reducing greenhouse gas emissions. No negative impacts are identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

5.2.3 Design Quality

The LPR scoping report determined that it was appropriate for the scope of the policy to remain the same, with some additional details added for clarification. No other alternatives have been considered. Since the December 2020 Reg 18 consultation the name of the policy has been changed from Design Principles to Design Quality but this has not changed the substance of the policy. No Main Modifications were proposed to this policy.

Table 20 SA/SEA Summary for Design Quality Policy

SP7 Design Quality (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall positive impact on sustainability, with several elements having significantly positive impacts, including climate change, health, safety and well-being and the character and distinctiveness of the environment.	**Overall Effect:** Positive **Likelihood:** High **Scale:** District Wide

SP7 Design Quality (See Appendix 5 for the full SA/SEA)	Summary of effects
A number of unknown impacts are predicted as the policy may not result in direct sustainability impacts, but well-designed places can have indirect impacts on such areas as pollution control and use of natural materials.	**Duration:** Permanent **Timing:** Long Term

5.2.4 Landscape Character

The LPR scoping report determined that it was appropriate for the policy to remain the same, with some additional details added for clarification, and that the policy should be separated from the Historic Environment. The separate of the policies into separate polices allows for more detailed policy requirements to be included without creating a very long and complicated policy. No Main Modifications were proposed for this site.

Table 21 SA/SEA Summary for Landscape Character policy

SP8 Landscape Character (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are likely in relation to environmental sustainability as the policy seeks to protect landscape character, which in turn protects biodiversity and GI. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

5.2.5 Historic Environment

The LPR scoping report determined that the scope of the policy would remain the same, with some additional details added for clarification. The separate of the policies into separate polices allows for more detailed policy requirements to be included without creating a very long and complicated policy. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 22 SA/SEA Summary of Historic Environment Policy

SP9 Historic Environment (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability in relation to protection of the historic environment. There are also likely to be positive environmental sustainability impacts in relation to protection of GI and landscape character. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

5.2.6 Green Infrastructure

Nationally policy around Green Infrastructure has changed, and therefore a new policy will need to clarify the definition of green infrastructure and ensure that it reflects the health and environmental benefits of green infrastructure is needed. No other reasonable alternatives were considered. Main

Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 23 SA/SEA Summary for Green Infrastructure Policy

SP10 Green Infrastructure (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have a long term positive impact on all sustainability objectives, as a result of the provision of high quality GI across the district. There are likely to be significantly positive effects on environmental and social sustainability as the policy seeks to provide biodiversity, landscape and flood risk benefits. There are positive social and economic sustainability impacts in relation to provision of walking and cycling routes within and between developments. No negative sustainability impacts have been identified.	**Overall Effect:** Positive **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

5.2.7 Biodiversity & Geodiversity

The LPR scoping report determined that it was appropriate for the scope of the policy to remain the same, with some additional details added for clarification. The Environment Act 2021 set out a national requirement for all development to deliver at least 10% net gains for biodiversity. Therefore, this is seen as the only reasonable alternative. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 24 SA/SEA for Biodiversity/Geodiversity Policy

SP11 Biodiversity and Geodiversity (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental sustainability impacts are identified in relation to the protection of biodiversity and the knock-on effects this has on GHG emissions, landscape character and GI. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

5.3 Delivering Housing

5.3.1 Approach to housing delivery

The Council is committed to meeting its housing needs. In July 2018 the Government published an updated version of the NPPF. This stated that to determine the minimum number of new homes needed strategic policies should be informed by a Local Housing Need Assessment (LHN) conducted using a standard method in the national planning practice guidance (PPG).

Details of the formula and data used to calculate the LHN figure are set out in the Housing and Economic Needs Assessment section of the PPG, and use the 2014-based population projections as the demographic baseline.

The LHN is not necessarily the same as the housing requirement in the development plan. The PPG sets out circumstances where it may be appropriate to plan for a higher number. Considerations for West Berkshire included unmet needs from other local authorities. Reading Borough Council identified a shortfall in the later part of their adopted Local Plan period. The local authorities which make up the Western Berkshire Housing Market Area (HMA) agreed a Statement of Common Ground for the purposes of Plan making. This recognises Reading's unmet need and the principle that the need should be met within the Western Berkshire HMA. The agreement relates to Reading's unmet need as calculated by the Berkshire Strategic Housing Market Assessment, and not by the Standard Method. In addition, the agreement does not consider the distribution of the unmet need.

Through the course of the examination, Reading Borough Council provided an up-to-date position on its unmet housing needs. Reading Borough Council now expects to deliver enough homes over the remainder of its Plan period (to 2036) to more than meet its own adopted housing provision plus unmet need within its own boundaries.

Reading Borough Council have identified that a five year review is required by 2024 that will need to consider how to deal with the housing needs generated by the Standard methodology.

Throughout the preparation of the LPR a number of other options for calculating the housing delivery figure have been considered, and the options considered for calculating the housing requirement figure include:

Table 25 Options for the Approach to delivering housing

Options considered	Comment
Continuing with Core Strategy figure	The calculation of the Core Strategy Housing figure is based on an old calculation and does not use the government agreed standard methodology now required by the NPPF. **Option not considered to be a reasonable alternative**
Local Housing Need (LHN)	The LHN calculations are required to be updated annually, therefore, figures will change up until the LPR is submitted for examination. Where LHN figures have been published previously they were indicative of the LHN at that point in time. **Option is considered to be a reasonable alternative using the ~~2022~~ 2023 figure**
LHN + buffer	The addition of a buffer to the LHN was considered to be a way of providing additional flexibility to housing delivery to take account of: • The NPPF's objective of booting the supply of housing, the need to take account of flexibility should the LHN change, and the need for flexibility to allow for phasing issues and an element of non-delivery of sites, • The need for flexibility as the impact on annual changes to the LHN, as a result of the rolling forward of the time period covered by the household projections and the updating of the affordability ratio, is uncertain, • The need for flexibility to allow for phasing issues and for an element of non-delivery of sites

Options considered	Comment
	• The most recent objectively assessed need in the OAN Sensitivity Testing report of March 2018 was 600pda. Though the methodology has been superseded and it is no longer a recent study, it remains a consideration. **Option is considered to be a reasonable alternative**
Significantly boosting supply	Based on the Government consultation that was published in August 2020 on changes to the planning system, which was not subsequently taken forward. Therefore, no need to consider such a significant boost. **Option not considered to be a reasonable alternative**

The two reasonable alternatives were then subject to SA/SEA. The Reg 18 consultation considered a buffer of 10% to help to boost supply and provide flexibility, however, in response to the comments made as part of the Reg 18 consultation a buffer of 5% was also considered. This lower buffer is considered that it would also provide a degree of flexibility helping to provide flexibility and a boost to the supply, while taking into account the constraints seen across the district. These two options, along with using the baseline LHN have been subject to SA/SEA:

Table 26 Summary of SA/SEA for delivering housing options

Summary of SA/SEA for Delivering housing options (See Appendix 4 for the full SA/SEA)		
Options	**SA Summary**	**Approach taken forward**
1) Baseline LHN (2023 515 dwellings per annum (dpa))	This option gives an overall positive effect on sustainability. Meeting LHN needs to be balanced with the impacts that any development could have on the natural, built and historic environment. Providing for the LHN results in positive economic and social sustainability effects. However, there could be some negative environmental sustainability effects without good design and mitigation measures being put in place.	**This approach was not taken forward within the submission version of the LPR, however it is now being taken forward.** During the course of the examination, the Inspector requested that the LHN at the point of submission (31 March 2023) is considered rather than the 2022 LHN. While this option suggests an overall positive sustainability impact, the option of boosting supply is considered to have a greater social and economic impact, with a similar environmental impact identified.
2a) Boosting Supply (Reg18 option) (564dpa - 2022 LHN + 10%)	This option gives an overall positive effect on sustainability, with significantly positive effects on economic and social sustainability. Meeting LHN needs to be balanced with the impacts that any development could have on the natural, built and historic environment and without good design and mitigation measures in	**This approach was the preferred option at Reg 18. However it is no longer to be taken forward.** This option offers greater social and economic sustainability that option 1 and gives greater degree of flexibility to meet local housing needs. However, it is

Summary of SA/SEA for Delivering housing options (See Appendix 4 for the full SA/SEA)		
Options	**SA Summary**	**Approach taken forward**
	place there could be some negative environmental sustainability effects.	considered to put undue pressure on the rural nature of the district. Comments made at Reg18 raised concerns regarding such a high buffer for a district with the level of constraints found in West Berkshire. As a result a review of the historical LHN figure was carried out which shows a reducing LHN figure over time. As a result it was no longer considered appropriate to include such a large buffer to boost supply.
2b) Boosting of Supply *(additional option post Reg18)* (538dpa - 2020 LHN + 5%)	This option gives an overall positive effect on sustainability, with significantly positive effects on economic and social sustainability. Meeting LHN needs to be balanced with the impacts that any development could have on the natural, built and historic environment and without good design and mitigation measures in place there could be some negative environmental sustainability effects.	**This approach is no longer to be taken forward.** Following the comments at Reg 18 this option is considered to provide a balance between boosting housing supply in the district while considering the limitations and constraints of a largely rural district. It is considered to be more in line with the LHN trend over time while still providing flexibility. Nonetheless, comments made at Reg 19 and through the examination Written Statements raised concerns about the use of a range. In particular, the lack of clarity about which requirement will be used to measure delivery. The Council upon reflection consider that the use of a range does not provide certainty or transparency.

Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 27 SA/SEA of Housing Delivery policy

SP12 Approach to Housing Delivery (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be positive impacts on social sustainability in relation to the delivery of new houses to meet local needs. Delivering new homes will also have a positive impact on economic sustainability as it will help to support the viability and vitality of town and village centres within the settlement hierarchy. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

Main Modification: Housing Supply

During the course of the Examination, the Inspector in his preliminary questions PQ19 and PQ25 (see IN2) asked the Council to clarify the end date of the Plan, to ensure that the Plan would cover a 15 year period post adoption as required by the NPPF. As a result of this, the plan period was proposed to be modified from ending in 2039 to ending in 2041. This modification resulted in the Inspector identifying a shortfall in the housing supply against the Council's identified housing requirement for the plan period. The Inspector directed the Council to identify additional sites to meet this shortfall. Taking into account the agreed spatial strategy (see section 5.1.1 above), the Council identified the following options:

1. Allocate additional housing sites – conduct a review of the HELAA to identify whether there are any sites suitable for allocation that have not already been allocated.
2. Identify a broad location for growth – consider areas which could be proposed for further work to identify whether they could be suitable for development in the longer term. The West Berkshire Vision identified land to the North of Newbury as having potential as an area of future growth, subject to additional work to identify suitable parcels of land that could be allocated in a future Local Plan.

Table 28 Summary of SA/SEA for Delivering additional housing options

Summary of SA/SEA for Delivering housing options (See Appendix 4 for the full SA/SEA)		
Options	**SA Summary**	**Approach taken forward**
1) Allocate additional housing sites	This option is likely to have an overall neutral impact on sustainability. There are likely to be positive sustainability impact in relation to social sustainability as the option would result in additional housing allocations to help meet the Council's identified need, this is also likely to support economic sustainability. There are a number of unknown sustainability impact as the impact would depend on the sites selected for allocation, however, sites where there are likely to be significant sustainability impacts, particularly environmental impacts, are unlikely to be selected for allocation. Mitigation measures may be required to ensure no negative environmental sustainability impacts.	**This option is to be taken forward.** Following a review of the information available to the examination, which included the HELAA, SA and Regulation 19 representations and information submitted as part of the examination process, the Council were able to identify a number of sites which are considered to be suitable and available for development, but where not previously proposed for allocation. Site assessments have been carried out for

Summary of SA/SEA for Delivering housing options (See Appendix 4 for the full SA/SEA)		
Options	**SA Summary**	**Approach taken forward**
		these sites and are included in appendix 8, and in section 5.3.2 below.
2) Identify a broad location for growth to the north of Newbury	This option is likely to have an overall unknown impact on sustainability. This is because the specific sites are not yet known, specific sites could have different impacts on sustainability. However, in the consideration of which site(s) would be most suitable, if at all, further detailed sustainability work would be required, setting out any sustainability impacts and the mitigation required. If significant impacts are likely to occur, which could not be mitigated the site or sites would not be taken forward. The option does result in a positive social and economic sustainability impact as it would deliver additional dwellings to meet the Council's housing need.	**This option is not to be taken forward.** While this option would set out an area for future growth, specific sites would need to be allocated in a future review of the Local Plan and therefore, it is not considered appropriate to take this option forward at this stage.

Options 1 has been taken forward in the Local Plan Review, and the relevant modifications proposed to the policies. Changes have been proposed to SP12 to take these modifications into account. The SA/SEA of the policy has been reviewed in light of the proposed modification, but there is no change to the outcomes of the SA/SEA, the summary of which is included in the table above (table 27). The additional sites proposed for allocation are set out under the site allocation section 5.3.2.2.

5.3.2 Site Allocations

Once the housing figure for the district had been identified consideration of how best to meet this figure is required. Several sources of supply will help to ensure there is a continuous supply over the plan period, and these will include:

- Retained allocations in the adopted Local Plan (Core Strategy and Housing Site Allocations DPD) and Stratfield Mortimer Neighbourhood Development Plan~~)~~
- Existing planning commitments on unallocated sites
- Windfall allowance
- New sites allocated in the LPR
- New sites to be allocated in Neighbourhood Plans

In respect of allocations, options included the consideration of large strategic sites and the option of a large number of smaller sites spread across the district.

5.3.2.1 Strategic Sites

The plan period for the LPR overlaps with the previous plan period (2006 – 2026) and account therefore, needs to be taken of strategic sites that have already been allocated in the Core Strategy DPD.

The Core Strategy (adopted July 2012) allocated two strategic sites for development. The site at Newbury Racecourse is now largely completed and therefore, does not need to be carried forward as an allocation. As of 31 March 2023 outline planning permission for the eastern part of the Sandleford site had been granted, however, no work had started on site.

At Reg 18 three options were considered for the site at Sandleford Park:

- Option 1: Re-allocate the site as a single site (as in the Core Strategy)
- Option 2: Re-allocate the site in two parts
- Option 3: De-allocate the site

As of 31 March 2023 part of the site had been granted outline planning permission (although no reserved matters had been received and work has not commenced) slightly different options need to be considered. The original Option 3 is no longer considered to be a reasonable alternative, as part of the site has planning permission, but two new options have been developed: The following options are now considered as reasonable alternatives:

- Option 1: Re-allocate the site as a single site (As in the core Strategy for up to 2000 dwellings)
- Option 2: Re-allocate the site in two parts
- Option 3: Re-allocate part of the site
- Option 4: Re-allocate the site as a single site for 1500 dwellings.

Table 29 SA/SEA of Sandleford Park Options

Sandleford Park	Summary of SA/SEA	Discussion and outcome
1) Re-allocate as a single site (2,000 dwellings)	Retention of the allocation of Sandleford Park gives an overall positive outcome on sustainability objectives, with one exception in relation to potential loss of the mineral resource.	**This option is not to be taken forward** It is the Council's preference that the site be delivered as a whole, to provide a cohesive community. Despite the eastern part of the site gaining outline planning permission, should the site not come forward under that permission the Council would still wish to seek a comprehensive development of the site.

Sandleford Park	Summary of SA/SEA	Discussion and outcome
		However, further there are a number of constraints on the site, and in order for appropriate mitigation measures to be put in place it is unlikely that 2000 dwellings could be delivered on the site.
2) Re-allocate in two parts (in relation to the land ownership) but retaining the requirement for a through route across the whole site to be provided	The separation of the site into two parcels of land with a safeguarded transport connection between them results in an overall uncertain impact on sustainability. This is largely due to the uncertainty of the linkages provided between the two parts of the site. The impact on the natural mineral resource remains negative as with option 1.	**This option is not to be taken forward** Cohesive development of the whole site, to create a single legible community is the council's preferred option given the number of benefits in terms of accessibility across the site and infrastructure provision that this would deliver. Although the eastern part of the site has now been granted planning permission, there is no guarantee that the development will come forward under that permission.
3) Re-allocate a part of the site Added in following Reg 18 in response to granting of planning permission	The allocation of only part of the site is likely to have an overall uncertain impact on suitability. The allocation of only part of the site would not be able to deliver all of the community benefits originally envisaged with the allocation of the site and would result in an uncertain social sustainability impact. There are potential negative environmental sustainability impacts in relation to limited opportunities for sustainable travel, and potential negative social sustainability impacts as allocation of only part of the site would not deliver the number of dwellings needed to help meet local housing need.	**This option is not to be taken forward** This option would not result in the benefits that a large strategic site would deliver and could result in a number of potentially negative impacts in relation to failing to meet local housing need requirements and lack of opportunities for sustainable travel and provision of community infrastructure.
4) re-allocate as a single site for up to 1500 dwellings	The allocation of the whole site, but at a lower figure compared to the Core Strategy would result in an overall positive impact on sustainability. A significantly positive impact is identified in relation to environmental sustainability as a reduced number would allow better protection of the natural, built and historic environment.	**This option is to be taken forward** It is the Council's preference that the site be delivered as a whole, to provide a cohesive community. Despite the eastern part of the site gaining outline planning permission, should the site not come forward under that permission the Council would still wish to seek a comprehensive

Sandleford Park	Summary of SA/SEA	Discussion and outcome
		development of the site. Reducing the number of dwellings on the site allowed for better consideration of the constraints on the site (Ancient woodland, drainage, landscape buffers etc.) and will allow for adequate and appropriate mitigation measures to be put in place.

The policy has been assessed and a summary of the SA/SEA is set out in table 13. Since Reg 18 the policy was reviewed and updated to take into account the granting of planning permission, however, no changes are required to the assessment. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy..

Table 30 SA/SEA of Sandleford Strategic Allocation Policy

SP13 Sandleford Strategic Allocation (See Appendix 5 for the full SA/SEA)	Summary of effects
The site is likely to have an overall positive impact on sustainability. The aim of the policy is to deliver housing to meet local housing needs, therefore, there will be a positive, or significantly positive impact on social sustainability. The wording of the policy sets out requirements to ensure positive impacts on environmental sustainability, which will be supported by other policies in the plan. The site is a greenfield site underlain by sand and gravel, so there are some potential negative environmental and economic sustainability impacts if adequate mitigation measures are not provided. There are also a number of uncertain sustainability impacts, but this is mainly as the policy does not make specific reference to those elements. Other policies in the plan should ensure impacts neutral or positive.	**Overall Effect:** Positive **Likelihood:** Medium **Scale:** Local (Newbury) **Duration:** Permanent **Timing:** Long Term

The chosen option for the Spatial Strategy (considered at paragraph 5.1.1 above) includes provision of a strategic site in Thatcham.

The Thatcham Growth Study[13] was commissioned to considered how best to deliver strategic development in Thatcham. The study identified that strategic development would be required in Thatcham to support the service provision and regeneration that Thatcham requires. While all sites in Thatcham have been considered the only sites (in combination with each other) that are considered suitable for strategic level of development are the group of sites located in North East Thatcham. No other alternatives have been considered as there are no other sites, or group of sites within Thatcham that would be able to deliver the scale of development required to support the additional infrastructure required (further details in the Site Selection Methodology[14]).

[13] Thatcham Growth Study, May 2019 – September 2022 https://www.westberks.gov.uk/local-plan-evidence
[14] Site Selection Methodology https://www.westberks.gov.uk/local-plan-evidence

The Thatcham Strategic Growth Study considered a development of approximately 2,500 dwellings, on the North East Thatcham site, and this was the scale of the proposal included in the emerging Local Plan Review at Reg 18. Following the Reg 18 consultation, in response to the number of comments received, the scale of development on the site was reduced to 1,500 dwellings. Following the recognition, during the examination, that additional houses would need to be allocated to meet the identified housing need in the LPR, to take account of the extended plan period to 2041, the Council was directed by the Inspector to modify the policy to deliver approximately 2,500 dwellings on the site; while recognising that not all of these dwellings will be delivered within the plan period.

At Reg 19 the SA/SEA considered the two options of 2,500 dwellings and 1,500 dwellings on the site, the summary of these two options is set out below. As such, reverting back to an increased scale of development on the site (2,500 dwellings) has not been reassessed as a separate option.

Table 31 SA/SEA of Options for Quantum of Development at North East Thatcham

North East Thatcham (quantum of development)	**Summary of SA/SEA** (See Appendix 4 for the full SA/SEA)	**Discussion and outcome**
Up to Approximately 2,500 homes	Overall development of this site would be likely to result in a positive impact on all elements of sustainability. The scale of the development provides for community infrastructure to be delivered on site, resulting in a significantly positive impact on social sustainability. While there is an unknown impact on environmental sustainability in relation to impacts on air, water, noise and soil mitigation measures would be able to deliver an overall neutral impact. Development is likely to result in a positive impact in relation to economic sustainability as employment and business opportunities will be provided for on site along with community facilities. The scale of the site allows for greater scope for onsite mitigation to any potential sustainability impacts.	**This option is to be taken forward.** At Reg18 the site was included as a proposed allocation for approximately 2500 dwellings. Significant concerns were raised by the community over the quantum of development on the site, which led to the number of dwellings being reduced at Reg 19. However, during the Examination the Inspector directed the Council to modify the policy to deliver 2,500 dwellings on the site. It is recognised that not all of these dwellings will be delivered within the plan period, with approximately 1760 dwellings being delivered to 2041. This option was originally to be taken forward and was included in the Reg 18 consultation. Despite providing a considerable number of new homes and community infrastructure to support these homes and the wider Thatcham community the potential impact the local

North East Thatcham (quantum of development)	**Summary of SA/SEA** (See Appendix 4 for the full SA/SEA)	**Discussion and outcome**
		community is considered too high, and politically a reduced number on the site is considered to be more acceptable. Therefore, this option will no longer be taken forward.
Approximately 1,500 homes	Overall development of this site is likely to give a neutral impact on all elements of sustainability. The scale of the development would provide for some community infrastructure, resulting in a positive impact on social sustainability, however, the development may not be of a size to deliver a wider range of facilities to support Thatcham such as new education facilities. While there is an unknown impact on environmental sustainability in relation to impacts on air, water, noise and soil mitigation measures would be able to deliver an overall neutral impact. Development is likely to result in a positive impact in relation to economic sustainability as employment and business opportunities will be provided for on site along with community facilities. The scale of the site will mean that more additional sites will need to be allocated across the district.	**This option is not to be taken forward.** This option was considered in light of the responses received to the Reg 18 consultation, which largely considered that 2,500 dwellings in Thatcham was too many. In response, the council has considered a reduced number of dwellings, which still enables a strategic level of development which can provide onsite community facilities. It is noted, that compared to a higher number of dwellings, this option may not deliver all of the education provision originally envisaged on the site, or the additional improvements to community infrastructure within Thatcham.

As a result, the policy wording to manage development on the site has been written and subject to SA/SEA. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy. A summary of the SA/SEA is given in table below.

Table 32 SA/SEA for North East Thatcham Policy

SP14 North East Thatcham (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall positive impact on sustainability. A number of significantly positive impacts on sustainability have been identified. There is likely to be a significantly positive impact on social sustainability as a result of the provision of housing to meet local needs, improving health, safety and wellbeing and protections to GI and biodiversity. There are likely to be positive sustainability impacts in relation to managing natural resources and supporting the economic base. There are also likely to be positive to significantly positive sustainability impacts in relation to responding to climate change and consideration of renewable energy technology. The site is a greenfield site and therefore, would result in a negative impact on environmental sustainability which would need to be mitigated.	**Overall Effect:** Positive **Likelihood:** High **Scale:** Local (Thatcham) **Duration:** Permanent **Timing:** Long Term

5.3.2.2 Non-Strategic Residential Site Allocations

Review of Housing Site Allocations (HSA) Development Plan Document (DPD) Allocations

The plan period for the LPR overlaps with the previous plan period (2006 – 2026) and account, therefore, needs to be taken of sites that have already been allocated in the HSA DPD.

The HSA DPD (adopted May 2017) included a range of housing allocations across the district in line with the settlement hierarchy. Several of these sites have now been completed or are under construction and so do not need to remain as allocations within the LPR. The remaining HSA DPD sites have been reviewed and where there is a realistic chance of them being delivered they are to remain allocated sites, with many of them having been granted planning permission. The table below sets out the outcome of the deliverability review that was undertaken and states which sites are considered to be reasonable alternatives for reallocation in the LPR. The table takes a base date of 31 March 2023.

Table 33 HSA DPD Sites and SA/SEA Summary

HSA Site Reference	Site Address	Status (at 31 March 2023)	Outcome of deliverability review	Recommendation for inclusion in LPR
Newbury				
HSA1	Land North of Newbury College, Monks Lane, Newbury	Planning permission granted Jan 2021 (lapsed Jan 2023)	Deliverable	Reasonable alternative for reallocation in LPR
HSA2	Land at Bath Road, Speen, Newbury	Outline planning permission granted Feb 2020	Deliverable	Reasonable alternative for reallocation in LPR
HSA3	Land at Coley Farm, Stoney Lane, Newbury	Planning Permission granted June 2021	Deliverable	Reasonable alternative for reallocation in LPR
HSA4	Land off Greenham Road and New Road, South East Newbury	Planning permission granted Jan 2018 Reserved matters granted Feb 2021.	Deliverable	Deliverable.
Thatcham				
HSA5	Land at Lower Way, Thatcham	Planning permission granted Jan 2023	Deliverable	Reasonable alternative for reallocation in LPR
Cold Ash				
HSA6	Land at Poplar Farm, Cold Ash	No progress on site. Viability and land ownership issues. Site may not be available, achievable or deliverable	Not deliverable	Site not considered as reasonable alternative for reallocation in LPR

HSA Site Reference	Site Address	Status (at 31 March 2023)	Outcome of deliverability review	Recommendation for inclusion in LPR
HSA7	St Gabriel's Farm, The Ridge, Cold Ash	Planning permission granted. Under construction March 2023	Delivered	Site delivered, does not need to be considered for reallocation in LPR
Eastern Urban Area				
HSA8	Land to the east of Sulham Hill, Tilehurst	Site Complete 2019/20	Delivered	Site delivered, does not need to be considered for reallocation in LPR
HSA9	Stonehams Farm, Tilehurst	Planning permission granted Aug 2021	Deliverable	Reasonable alternative for reallocation in LPR
HSA10	Stonehams Farm, Tilehurst	Outline planning permission granted December 2016. Reserved matters granted June 2019. Under construction March 2023. Sufficient progress made no site to be considered effectively delivered.	Delivered	Site delivered, does not need to be considered for reallocation in LPR
HSA11	72 Purley Rise, Purley-on-Thames	Planning permission granted May 2019 Reserved matters approved Feb 2022	Deliverable	Reasonable alternative for reallocation in LPR
HSA12	Land adjacent to Junction 12 of M4, Bath Road, Calcot	Planning permission granted February 2020 Under construction. Sufficient progress made on site to be considered effectively delivered.	Delivered	Site delivered, does not need to be considered for reallocation in LPR
HSA13	Land adjacent to Bath Road and Dorking Way, Calcot	Site is still anticipated to come forward, but planning permission has not been granted.	Deliverable	Reasonable alternative for reallocation in LPR
HSA14	Land between A340 and The Green, Theale	Planning permission granted Dec 2020	Deliverable	Reasonable alternative for reallocation in LPR
HSA15	Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common	Planning permission granted Dec 2019 Reserved matters approved July 2022	Deliverable	Delete?

HSA Site Reference	Site Address	Status (at 31 March 2023)	Outcome of deliverability review	Recommendation for inclusion in LPR
HSA16	Land to the rear of The Hollies Nursing Home and land opposite 44 Lamden Way, Burghfield Common	Planning permission granted on part of the site for 28 dwellings. These have been completed. The remainder of the site was refused planning permission due to the sites location within the DEPZ. Not considered deliverable	Part delivered Remainder not deliverable	Part of site delivered, and thus this part does not need to be considered for allocation in LPR. Remainder of site not considered as reasonable alternative for reallocation in LPR
HSA17	Land to the north of the A4, Woolhampton	Outline planning permission granted March 2017. Reserved Matters November 2018 Site complete (2021/22)	Delivered	Site delivered, does not need to be considered for reallocation in LPR
HSA18	Land east of Salisbury Road	Outline planning permission granted November 2017. Reserved Matters February 2020. Site complete (2022/23)	Delivered	Site delivered, does not need to be considered for reallocation in LPR
HSA19	Land adjoining Lynch Lane, Lambourn	Site is still anticipated to come forward, but planning permission has not been granted	Deliverable	Reasonable alternative for reallocation in LPR
HSA20	Land at Newbury Road, Lambourn	Planning permission granted Sept 2021	Deliverable	Reasonable alternative for reallocation in LPR
HSA21	Land north of Pangbourne Hill, Pangbourne	Outline planning permission granted Feb 2016. Reserved Matters Sept 2017. Further planning permission granted January 2020. Site complete (March 2023)	Delivered	Site delivered, does not need to be considered for reallocation in LPR
HSA22	Land off Stretton Close, Bradfield Southend	Outline planning permission granted on appeal February 2019. Reserved Matters February 2021.	Delivered	Site delivered, does not need to be considered for reallocation in LPR

HSA Site Reference	Site Address	Status (at 31 March 2023)	Outcome of deliverability review	Recommendation for inclusion in LPR
		Under construction. Sufficient progress made on site to be considered effectively delivered		
HSA23	Pirbright Institute Site, High Street Compton	Outline planning permission granted Mar 2023	Deliverable	Reasonable alternative for reallocation in LPR
HSA24	Land off Charlotte Close, Hermitage	Planning permission granted Oct 2021	Deliverable	Reasonable alternative for reallocation in LPR
HSA25	Land to the southeast of the Old Farmhouse, Hermitage	Planning permission granted on appeal Sept 2021	Deliverable	Reasonable alternative for reallocation in LPR
HSA26	Land east of Laylands Green, Kintbury	Planning permission granted March 2018 Site complete (2021/22)	Delivered	Site delivered, does not need to be considered for reallocation in LPR

9 sites have been delivered, or are at such an advanced stage of delivery they do not need to be considered as reasonable alternatives for allocation. 2 sites are no longer considered to be deliverable and therefore, are no longer considered to be reasonable alternatives for allocation. The remaining 15 sites are considered to be reasonable alternatives for allocation, and therefore, will be considered alongside the potential new allocations in the relevant settlement sections below.

Neighbourhood Plans

There are 11 designated Neighbourhood Areas in the district, with four having adopted Neighbourhood Plans. Neighbourhood Plans are able to allocate sites to help meet the local housing need, however, it is not compulsory for Plans to include allocations. Where a Neighbourhood Plan seeks to allocate sites the Council have given the Parish/Town Council a housing number to meet within the Plan. This number takes into account the location and status of the settlements within the Neighbourhood Area, as well as the development opportunities identified in the HELAA. The allocations in Neighbourhood Plans will form part of the housing to supply to meet the housing requirement. It should be noted that Neighbourhood Plans can only allocate non-strategic sites (NPPF para 13), therefore, where sites are considered to be of a strategic nature they cannot be considered for allocation through a Neighbourhood Plan.

The table below gives a summary of the Neighbourhood Areas and whether they will be including housing allocations within the Neighbourhood Plans.

Table 34 Neighbourhood Areas

Designated Neighbourhood Areas		
Area	**Housing number to allocate**	**Notes**
Burghfield	0	Within AWE Burghfield DEPZ, and residential allocations are not considered appropriate within the DEPZ.
Cold Ash	0	Adopted May 2024. The Plan does not allocate sites. A requirement of 40 dwellings was identified for the Cold Ash designated Neighbourhood Area in the emerging draft (Regulation 18) LPR. Site selection work was undertaken by the Cold Ash Neighbourhood Plan Steering Group (a sub-group of the Parish Council), and this concluded only one site was suitable for allocation. This site is located within the settlement boundary whereby there is a presumption in favour of development. Sites within settlement boundaries are not being allocated. This is because settlement boundaries are a long established planning tool. They identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations. In light of the site selection work, the housing number to allocate for Cold Ash has been amended to zero.
Compton	0	Adopted 2022. Large allocated site within the Parish has planning permission, therefore, no additional sites required.
Enborne	tbc	Neighbourhood area designated October 2023
Hermitage	0	Adopted May 2024. The Plan does not allocate sites.
Hungerford	55	Parish Council to allocate sites through the NDP
Lambourn	25	Parish Council to allocate sites through the NDP
Newbury	tbc	Neighbourhood area designated August 2021
Stratfield Mortimer	110	Adopted 2017. NDP allocates a site for 110 dwellings in the period up to 2026.
Thatcham	tbc	Neighbourhood area designated Jun 2024
Tilehurst	0	Parish Council do not wish to allocate sites through the NDP

The housing requirement figures given to Hungerford and Lambourn have been derived by considering the size of the parish and the settlements contained within the parish in relation to the settlement hierarchy, as well as a consideration of potential sites submitted for consideration in the HELAA (Feb 2020).

The Parish of Hungerford is located within the North Wessex Downs AONB and contains the town of Hungerford and the small settlement of Eddington. Hungerford is identified as a Rural Service Centre in the settlement hierarchy. Rural Service Centres have a range of services and

reasonable public transport provision meaning there are opportunities to strengthen the role in meeting the requirements of surrounding communities. Eight sites were identified in the HELAA (Feb 2020) as having potential. Taking the development potential of these sites, alongside the location of Hungerford within the settlement hierarchy and the AONB it is considered that a housing requirement of 55 dwellings would be appropriate.

The Parish of Lambourn is located within the North Wessex Downs AONB and contains the village of Lambourn and the hamlet of Eastbury. Lambourn is identified as a Rural Service Centre in the settlement hierarchy, with a range of services and reasonable public transport provision. Two sites were allocated in the HAS DPD for a total of 65 dwellings. Development has not commenced on the sites and so they will be rolled forward into the LPR. In addition, a site (or sites) for 25 dwellings will need to be allocated through the NDP.

New Allocations in the LPR

Additional sites are required to help meet the housing requirement identified within the LPR. At Submission, the Council identified provision for 8,721 – 9,146 net additional dwellings (or 513 - 538 dwellings per annum) over the plan period to 2039. However, due to delays to the start of the examination hearing sessions, and to ensure the plan has a 15 year implementation period from adoption (as per the requirement of the NPPF), the plan period has been extended by a further two years to 2041. This necessitates an extension to the housing requirement by a further two years, resulting in housing requirement of 9,270 (a minimum of 515 dwellings per annum) between 2023 and 2041.

The sites being considered for allocation have been identified through the Housing and Economic Land Availability Assessment (HELAA). The HELAA forms part of the evidence base for the LPR[15]. It makes a preliminary assessment of the potential and suitability of sites. It does not make recommendations as to whether a site should be allocated, this is done through the site selection process. The site selection methodology and assessment process is set out in the Site Selection Methodology paper[16].

296 sites are included in the HELAA (published Jan 2023). Of these, 254 sites have been promoted for a residential or mixed (including residential) use. Two sites were automatically excluded from further consideration, with 185 sites assessed as being unsuitable for development. Reasons for these sites being considered unsuitable for development include:

- Flood Risk – where part of a site falls within Flood Zones 2, 3 or 3b a sequential approach has been taken to restrict development to areas of Flood Zone 1 within the site. The sequential test is set out in Appendix 9 and demonstrates that one site does not have adequate land within Flood Zone 1 for development with other sites more sequentially appropriate and therefore, has been ruled out from further consideration (PAN5: Pangbourne College Boat House, Shooters Hill, Pangbourne)
- Settlement Hierarchy – The settlement hierarchy guides the broad location of new and sustainable development, and takes into account the function and sustainability of settlements across the district. As a result the Council is only seeking to allocate sites which are within settlements within the settlement hierarchy. 16 sites are located outside of the settlement hierarchy and therefore, are not subject to further consideration.

[15] Housing and Economic Land Availability Assessment (HELAA) https://www.westberks.gov.uk/local-plan-evidence
[16] Site Selection Methodology https://www.westberks.gov.uk/local-plan-evidence

- Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ) – Sites located within the DEPZ are not considered suitable for allocation.
- Sites proposed for allocation as a strategic site (eg. Sandleford Park and North East Thatcham)
- Site previously allocated where planning permission has been granted and development has commenced to an adequate state to consider the site delivered.

Through the Regulation 19 consultation, which took place between January 2023 and March 2023, three sites were promoted. All three sites were not considered suitable for development within the next 15 years:

- Land at Bere Court Road, Pangbourne – poorly related to the existing settlement (it is detached from any settlement boundary).
- Land at Brimpton – Brimpton does not fall within the settlement hierarchy.
- Land at Enborne Street, Newbury – located within a green gap.

Sites promoted within designated Neighbourhood Areas where the NDP proposes to include allocations are not considered as reasonable alternatives for allocation in the LPR. This removes all sites within the parishes of Hungerford (14 sites) and Lambourn (7 sites).

In addition, sites within the settlement boundary have not been considered any further as the settlement boundaries identify the main built up area of a settlement in which development is likely to be considered acceptable in principle, subject to other policy considerations. Therefore, where sites have been promoted inside the settlement boundary these will not be considered further for allocation as there is already a presumption in favour of development. 34 sites are located within (or partly within) the settlement boundary.

As a result, a total of 36 sites have been taken forward as reasonable alternatives for allocation and have been subject to SA/SEA as part of the site selection process. This includes sites previously allocated in the Housing Site Allocations DPD, which have been reassessed for their suitability for allocation through the site selection process.

Newbury and Thatcham

Newbury

Newbury is the main urban area in West Berkshire. It 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 line linking Newbury to Reading and London to the East and The West Country to the west. Bus services link many of the outlying village to Newbury. A number of rivers and water course flow through Newbury, with the River Kennet, Kennet & Avon Canal running through the centre of the town, the River Enborne to the south and the River Lambourn entering from 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 Zones 2 or 3. There are a number of important environmental and heritage assets within Newbury including SSSIs (River Lambourn and River Kennet), Local Wildlife Sites and the River Lambourn Nutrient Neutrality Zone over

the west of the town. The site of the first battle of Newbury is located to the west and to the south is the Registered Park and Garden of Sandleford Priory.

The settlement of Newbury incorporates parts of the parishes of Greenham, Speen, Shaw and Cold Ash. Where a site is considered a reasonable alternative for development and it relates to Newbury as a settlement, they have been considered here rather than in the specific parish where it sits.

Six sites are considered to be reasonable alternatives for allocation in Newbury (**HSA1, HSA2, HSA3, CA15, GRE10, SCD4**) and so have been subject to SA/SEA to inform the site selection work. The summary of the SA/SEA and decision making process is set out below:

Table 35 Summary of SA/SEA for Newbury Sites

Newbury			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
HSA1 Land north of Newbury College, Monks Lane, Newbury	There are no significant impacts from this site. The site is close to local services and facilities giving opportunities for walking, cycling and the use of public transport all of which will help to promote active healthy lifestyles. The location of the site close to the A339 means that the impact of air quality on the site would need to be considered. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (Newbury) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** The site was allocated for development in the HSA DPD. The site is well related to the existing settlement, close to local services and facilities with good links into Newbury town centre. The site previously had planning permission and while this has now lapsed, it demonstrated that the site was suitable for development and therefore, suitable for allocation.
HSA2 Land at Bath Road, Speen, Newbury	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. 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. There are potential	**Effect:** Neutral **Likelihood:** High **Scale:** Local (Newbury) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** The site was allocated for development in the HSA DPD. The site has been granted planning permission, and work has commenced on opening up the site, therefore, the

Newbury			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
	negative impacts on environmental sustainability due to its location adjacent to the Speen Conservation Area and potential impact on the landscape. Mitigation measures would reduce this impact. 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. Outline planning permission was granted in February 2020 (17/02093/OUTMAJ and 17/02092/OUTMAJ). Reserved Matters permission (23/00373/RESMAJ and 23/00310/RESMAJ) was granted in March 2024. This demonstrates that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.		site is considered suitable for development and for allocation.
HSA3 Land at Coley Farm, Stoney Lane, Newbury	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.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (Newbury) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** The site was allocated for development in the HSA DPD. The site has been granted planning permission, and work has commenced on opening up the site, therefore, the site is considered suitable for development and for allocation.

Newbury			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
	Planning permission was granted for the site in June 2021 demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no unacceptable impacts on any elements of sustainability.		
CA15 Land at Long Lane, Newbury	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological features, heritage assets, with a potential negative impact on the landscape. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (Newbury) **Duration:** Permanent **Timescale:** Long Term	**The site is not recommended for allocation** Issues which would need to be resolved relate to highways and access and further information would be required on ecology, heritage and landscape. As the site is at risk of surface water flooding the site may be developable only in part and attenuation measures would need to be incorporated into the development. Development of this site should be considered as part of a future potential strategic site to the north of Newbury in order to ensure the most sustainable outcomes. Development would require access from the B4009 to the A339. A further strategic site at Newbury would be a consideration for a future review of the Local Plan. The site was reviewed following the change in the plan period, but it is still not considered to be suitable for allocation.
GRE10 Land to the east of	In combination there are no significant sustainability effects. There are positive effects in supporting healthy and active	**Effect:** Neutral **Likelihood:** High	**The site is not recommended for allocation**

Newbury			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
Pigeons Farm Road, Greenham, Newbury	lifestyles due to the site's location near to existing areas of open space, and presence of rights of way connecting the site to existing facilities and services. However, the site, as promoted, would introduce residential development to the south side of Pigeons Farm Road, on an area of land that is read as part of the countryside and Greenham Common beyond, and would be unlikely to improve the built environment. There are ecological issues which require further investigation before establishing any 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.	**Scale:** Local (Newbury) **Duration:** Permanent **Timescale:** Long Term	Development of the site would introduce residential development where none current exists and would not follow the existing rhythm of development. The site is on top of a ridgeline and reads as part of the setting of the golf course and adjacent recreation ground and the wider rural character and Greenham Common. Further investigation is needed to establish the impacts on ecology. The site was reviewed following the change in the plan period, but it is still not considered to be suitable for allocation at this time.
SCD4 North Newbury	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological features, heritage assets, with a potential negative impact on the landscape. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (Newbury) **Duration:** Permanent **Timescale:** Long Term	**This site is not recommended for allocation** There are significant highway access concerns regarding this site as it is currently accessed via a private road. It is considered that an access route through site CA15 to the B4009 would need to be provided. The site should be considered as part of a future potential strategic site to the north of Newbury to ensure the most sustainable outcomes. As a strategic site in Newbury is not the preferred spatial strategy for this LPR this option

Newbury			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
			will be considered through a future review of the Local Plan. The site was reviewed following the change in the plan period, but it is still not considered to be suitable for allocation at this stage.

Thatcham

Thatcham is the second settlement identified as a main urban area within West Berkshire, sitting within the Newbury and Thatcham spatial area. The Core Strategy identified that Thatcham needed a period of consolidation following a significant period of growth in recent years. Therefore, through the plan-led system Thatcham only received a limited amount of growth during this plan period. In reviewing the vision of Thatcham as part of the LPR, and to best understand how to plan for growth in Thatcham within the plan period, the Council commissioned masterplanning work[17]. The masterplanning work considered all of the HELAA site<u>s</u> promoted in Thatcham as well as other evidence studies produced for LPR. It identified that only growth of a strategic scale could support the services provision and regeneration that Thatcham requires.

The A4 runs through the town, splitting it into two sections, with a number of bus services and a railway station. To the south of Thatcham runs the River Kennet (which is a SSSI) and the Kennet <u>&</u>~~and~~ Avon Canal. The town itself is not at risk from fluvial flooding, although large areas are at risk from surface water flooding and the town suffered badly from surface water flooding during July 2007. To the south of the town is Thatcham Reeds Bed Special Area of Conservation (SAC) with a Local Nature Reserve.

At Reg 19, a single strategic site was proposed for allocation in Thatcham, therefore, no other sites were proposed for allocation as they were not considered necessary to help meet the Council's identified housing need, and a single strategic site was considered to be the preferred option. One site (THA5) had been included in the HSA DPD, which when reviewed remained suitable for development and therefore, it continued to be proposed for allocation.

During the LPR examination hearings, the Inspector identified a shortfall in the housing supply against the identified need as the plan period required lengthening to ensure it would cover 15 years from adoption of the Plan. The Council was directed to review the information available to the examination (ie. HELAA, SA and Regulation 19 representations) and identify whether any sites previously ruled out (for whatever reason) may now be suitable for allocation.

[17] Thatcham Strategic Growth Study (2020): https://info.westberks.gov.uk/evidencebase

The settlement of Thatcham incorporates parts of the parishes of Cold Ash. Where a site considered a reasonable alternative for development relates to Thatcham as a settlement they have been considered here, rather than in the specific parish where it sits.

Three sites to the south of Thatcham were reviewed as part of the Examination Action Points (THA5, THA9, THA21), but their location within the proposed settlement gap between Newbury and Thatcham (policy DM2) and their poor relationship to the existing development pattern of Thatcham meant that they were not considered further as reasonable alternatives for allocation.

Four sites are considered to be reasonable alternatives for allocation in Thatcham (**HSA5, CA12, CA16, CA17**) and so have been subject to SA/SEA to inform the site selection work. Although the sites CA12, CA16 and CA17 lie adjacent to each other, it is not considered to be a reasonable alternative to consider them as a single site as availability is unknown for one site and the other two sites are in separate ownership with no indication that the site promoters wish to bring the sites forward together meaning there could be no guarantee that the sites could reasonably be developed cohesively as a single site. The summary of the SA/SEA and decision making process is set out below:

Table 36 Summary of SA/SEA for Thatcham Sites

Thatcham			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
HSA5 Land at Lower Way, Thatcham.	Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is well related to the existing settlement, close to local services and facilities with opportunities for walking and cycling, which give a positive effect in terms of sustainability. The site is close to the sewage treatments works, and the impact that this would have on development is unknown, however appropriate mitigation measures will reduce any possible effects on social sustainability. The site is not at risk from flooding, which has a positive impact on sustainability; SuDS would be required to ensure that development did not have a negative impact on flooding elsewhere. There are potential negative impacts on environmental sustainability due to its landscape character and location near to protected sites. Appropriate avoidance and mitigation measures would be required.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (Thatcham) **Duration:** Permanent **Timing:** Long term	**The site is recommended for allocation.** The site was allocated for development in the HSA DPD. The site has planning permission, and construction is underway, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no unacceptable impacts on any elements of sustainability.

Thatcham			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
	Planning Permission was granted for the site in January 2023, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no unacceptable impacts on any elements of sustainability.		
CA12 Land at Henwick Park, Bowling Green Road	There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to flooding, landscape and biodiversity. Suitable mitigation could be provided which would result in an overall neutral 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:** Neutral **Likelihood:** High **Scale:** Local (Thatcham) **Duration:** Permanent **Timescale:** Long Scale	**The site is recommended for allocation.** The site was not considered for allocation at Reg 18/19 as a single strategic site was promoted for allocation in Thatcham. Given the need for additional supply, identified through the course of the examination, the site has been reconsidered and it is regarded as being suitable for development in part. The site has good access to existing services and facilities in Thatcham, with good transport links and employment opportunities. The site area has been reduced to take into account the Landscape Sensitivity and Capacity Assessment, which states that development would only be suitable below 95m contour. The northern part of the site would be retained as Green Infrastructure (GI). There would be potential to develop the site alongside CA17, although due to

Thatcham			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
			different landownerships the sites are not required to come forward together.
CA16 The Creek, Bowling Green Road, Thatcham	There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape and biodiversity. Suitable mitigation could be provided which would result in an overall neutral 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 site is not recommended for allocation.** While the site is considered suitable for development, the Council have not been able to confirm its availability and therefore, the site is not currently considered deliverable and therefore, is not proposed for allocation. The site will be located within the settlement boundary, once redrawn around the proposed allocation at Henwick Park and The Regency Park Hotel and therefore, could come forward for development independently.
CA17 Land east of Regency Park Hotel, Bowling Green Road, Thatcham	There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape and biodiversity. Suitable mitigation could be provided which would result in an overall neutral 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 site is recommended for allocation** The site was not considered for allocation at Reg 18/19 as a single strategic site was promoted for allocation in Thatcham. Given the need for additional supply, identified through the course of the examination, the site has been reconsidered and it is regarded as being suitable for development in part. The site has good access to existing services and facilities in Thatcham, with

Thatcham			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
			good transport links and employment opportunities. The site area has been reduced to take into account the Landscape Sensitivity and Capacity Assessment, which states that development would only be suitable below 95m contour. The northern part of the site would be retained as GI. There would be potential to develop the site alongside CA12, although due to different landownerships the sites are not required to come forward together.

Cold Ash

Cold Ash is a Service Village, where some limited development in 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 and surface water flooding is limited to a small area to the south of the village. Run off from Cold Ash can have an impact on surface water in Thatcham and any development would need to take account of this. The River Lambourn Nutrient Neutrality Zone covers the north west corner of the village.

Cold Ash Parish is designated as a Neighbourhood Area, and the Cold Ash Neighbourhood Plan was adopted in May 2024. Site selection work was undertaken by the Neighbourhood Plan Steering Group, as part of the preparation of the Neighbourhood Plan, with no sites identified as being suitable for allocation.

Site Selection Summary

13 sites were considered as reasonable alternatives for development in the Newbury and Thatcham Spatial Area, of these 6 are considered to be suitable for allocation and are therefore, proposed for allocation in the LPR.

At Reg 19 the Plan included policy SP13 Sites Allocated for Residential & Mixed Use Development in Newbury & Thatcham. This policy is considered to duplicate other parts of the plan and therefore, is not required.

Each allocated site has a dedicated policy. These have been subject to SA/SEA and a summary is set out below. Main Modifications were proposed to policies RSA1 – 5, the SA/SEA was reviewed and there was no change to the outcome of the SA/SEA.

Table 37 SA/SEA Summary for Site Policies (Newbury & Thatcham)

RSA1 Land north of Newbury College, Monks Lane, Newbury (See Appendix 7 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall positive impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, heritage assets and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	**Overall Effect:** Positive **Likelihood:** High **Scale:** Local (Newbury) **Duration:** Permanent **Timing:** Long Term
RSA2 Land at Bath Road, Speen, Newbury	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, heritage assets and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Newbury) **Duration:** Permanent **Timing:** Long Term
RSA3 Land at Coley Farm, Stoney Lane, Newbury	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Newbury) **Duration:** Permanent **Timing:** Long Term
RSA4 Land off Greenham Road, South East Newbury	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Newbury) **Duration:** Permanent **Timing:** Long Term

location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	
RSA5 Land at Lower Way, Thatcham	Summary of effects
The policy is likely to have an overall positive impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, heritage assets and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	**Overall Effect:** Positive **Likelihood:** High **Scale:** Local (Newbury) **Duration:** Permanent **Timing:** Long Term
RSA6 Land at Henwick Park, Thatcham	
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability - social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and landscape character. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified. Other policies in the plan will ensure that overall there is a positive impact on all elements of sustainability.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Thatcham) **Duration:** Permanent **Timing:** Long Term
RSA7 Land east of Regency Park Hotel, Thatcham	
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability - social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and landscape character. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified. Other policies in the plan will ensure that overall there is a positive impact on all elements of sustainability.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Thatcham) **Duration:** Permanent **Timing:** Long Term

Eastern Area

The Eastern Area consists of Purley-on-Thames, Tilehurst, Theale, Calcot, Burghfield, Mortimer and Aldermaston. The area has a close functional relationship with Reading. There are significant constraints to development which mean provision for development is more limited, these include the North Wessex Downs National Landscape (AONB) and the DEPZ for AWE Aldermaston and Burghfield.

Eastern Urban Area

The Eastern Urban Area comprises of Purley on Thames, Tilehurst and Calcot. As one of the District's urban areas, 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. There are also issues relating to traffic congestion, particularly in the vicinity of the junction 12 of the M4. Proximity to the M4 and the A4 causes additional impacts in terms of noise and air quality.

There are high quality landscape and environmental assets in this part of West Berkshire and some of these constrain development. The assets include the Thames National Path and the North Wessex Downs National Landscape (AONB) which adjoins the urban area. The Kennet Valley East Biodiversity Opportunity Areas lies to the south of Reading. To the south of the urban area much of the land is within Flood Zones 2 and 3.

No new sites were promoted through the HELAA process in Purley-on-Thames or Calcot.

Although Tilehurst Parish is designated as a Neighbourhood Area and Tilehurst Parish Council are preparing a Neighbourhood Plan, the Parish Council have decided not to allocate sites within the Plan.

Four sites are considered to be reasonable alternatives for allocation in the Eastern Urban Area (**HSA9, HSA11, HSA13, TIL13**) and so have been subject to SA/SEA to inform the site selection work. The summary of the SA/SEA and decision making process is set out below:

Table 38 SA/SEA Summary for Tilehurst Sites

Tilehurst			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
HSA9 Stonehams Farm, Long Lane, Reading	There would be no significant sustainability impacts from development on this site. The site scores positively in relation to sustainable transport, walking and cycling options as well as opportunities for active, healthy lifestyles. The proximity of the site to ancient woodland means that buffers would need to be provided as part of the site design. The site is located in the AONB, and without the mitigation measures set out in the landscape assessment there would be a negative impact on environmental sustainability. The site is within an area at risk from surface water flooding, although there has been no evidence of the site flooding. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through	**Effect:** Neutral **Likelihood:** High **Scale:** Local (Eastern Area) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** The site was allocated for development in the HSA DPD. Planning permission has been granted for the site, therefore, demonstrating that the site is deliverable.

Tilehurst			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
	the construction of the site, it is not seen to promote key business sectors and business. Planning Permission was granted for the site in August 2021 demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.		
HSA11 72 Purley Rise, Purley on Thames	There are no significant positive or negative impacts on sustainability from this site. The site scores positively in terms of opportunities for sustainable travel and active and healthy lifestyles as it is close to local services and facilities. There are no biodiversity or environmental designations near to or on the site. The proximity to the railway line could cause noise and air pollution, but careful design and use of only part of the site could mitigate this impact. The site is at risk from surface and groundwater flooding, although with appropriate mitigation the negative impact should be reduced. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term. Outline planning permission was granted for the site in May 2019, with Reserved Matters granted in February 2022, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (Eastern Area) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** The site was allocated for development in the HSA DPD. There is no new evidence to suggest that the site would not be suitable for development and therefore, the site is reallocated. The site is well related to the existing settlement, close to local services and facilities. Planning permission has been granted on the site and development has commenced. Therefore, this demonstrates that the site is deliverable.
HSA13 Land adjacent to Bath Road	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	**Effect:** Neutral **Likelihood:** High	**The site is recommended for allocation**

Tilehurst			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
and Dorking Way, Calcot	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.	**Scale:** Local (Eastern Area) **Duration:** Permanent **Timescale:** Long Term	The site was previously allocated through the HSA DPD. There is no new evidence to suggest that the site would not be suitable for development and therefore, the site is reallocated. The site is well related to the existing settlement, close to local service and facilities, including the bus interchange at the retail park.
Pincents Hill (TIL13)	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations, as well as a potential negative impact on the landscape if adequate mitigation measures are not provided. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (Eastern Area) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** At Reg 19, although there were no technical reasons to preclude the allocation of the site, it was not considered necessary to allocate the site, as the Council were able to meet their housing requirement within the plan period and the Council had concerns regarding the impact of development on the highway network. However, during the course of the examination and the change to the plan period to 2041, a shortfall in the housing supply was identified and his site was reconsidered. Further discussions with the Highways Dept indicate that technical matters relating to the highway impact can be overcome and the site is considered suitable for development and is therefore, proposed for allocation in the LPR.

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 & Avon canal flow to the south of the village. Much of the land to the south and east of the village is within Flood Zones 2 and 3, however some areas to the north of the railway line also lie within Flood Zones 2 and 3. The North Wessex Downs AONB is to the north east and north west of the village.

Three sites are considered to be reasonable alternatives for allocation in Theale (**HSA14, THE1, THE7**) and so have been subject to SA/SEA to inform the site selection work. The summary of the SA/SEA and decision making process is set out below:

Table 39 SA/SEA Summary for Theale sites

Theale			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
HSA14 Land between A340 and The Green, Theale	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.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (Eastern Area) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** The site was allocated for development in the HSA DPD. Planning permission has been granted and site preparation is underway showing that the site is deliverable.

Theale			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
	Outline planning permission was granted for the site in December 2020, with Reserved Matters granted in October 2023, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.		
THE1 Whitehart Meadow, High Street, Theale *40 dwellings (reduced from 100 on landscape grounds)*	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations, as well as a potential negative impact on the landscape if adequate mitigation measures are not provided. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. In addition the site is adjacent to the M4, and there are electricity pylons on the site. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (Eastern Area) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** The site has good access to existing services and facilities in Theale, with good transport links and employment opportunities. The site area has been reduced to take into account the Landscape Sensitivity and Capacity assessment, which states that only the north western part of the site would be suitable for allocation.
THE7 Former Theale Sewage Treatment Works,	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the	**Effect:** Neutral **Likelihood:** High	**The site is recommended for allocation**

Theale			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
Blossom Lane, Theale *60 dwellings (reduced from 70 on landscape grounds)*	site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations, as well as a potential negative impact on the landscape if adequate mitigation measures are not provided. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be upgraded to accommodate the development. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. In addition the site is adjacent to the M4, and there are electricity pylons on the site. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	**Scale:** Local (Eastern Area) **Duration:** Permanent **Timescale:** Long Term	The site has good access to existing services and facilities in Theale, with good transport links and employment opportunities and is considered acceptable in landscape terms.

Burghfield Common

Burghfield Common is one of three Rural Service Centres within the Eastern Area spatial area, and has a range of services and facilities available. It is unique in that it is straddled by two different parishes, Burghfield and Sulhamstead. The Atomic Weapons Establishment (AWE) has a base to the west of Burghfield. Changes to legislation[18] have resulted in the redetermination of the emergency planning arrangements around AWE Burghfield. The Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield now cover the whole of Burghfield Common.

[18] The Radiation (Emergency Preparedness and Public Information) Regulations 2019 https://www.legislation.gov.uk/uksi/2019/703/contents/made

Burghfield Parish is designated as a Neighbourhood Area, and Burghfield Parish Council are preparing a Neighbourhood Plan. However, due to the presence of the DEPZ which covers almost the entirety of the Parish, it is not considered appropriate to allocate further sites for housing in Burghfield.

The settlement of Burghfield Common incorporates parts of the parish of Sulhamstead. Where a site is considered a reasonable alternative for development relates to Burghfield Common as a settlement they have been considered here, rather than in the specific parish where it sits.

One site from the HSA DPD was considered to be a reasonable alternative for allocation in Burghfield Common (**HSA15**) and so has been subject to SA/SEA to inform the site selection work. The summary of the SA/SEA and decision making process is set out below:

Table 40 Summary of SA/SEA for Burghfield Common Sites

Burghfield Common			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
HSA15 Pondhouse Farm, Clayhill Road, Burghfield Common	Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities with opportunities for walking, cycling and public transport all of which have a positive impact on sustainability. There is a potential negative impact on environmental sustainability without appropriate ecological mitigation measures. The site is greenfield which has a negative impact on environmental sustainability. Mitigation measures such as good design techniques would help to mitigate this impact. Housing development contributes towards economic sustainability in the short term during the construction stage of the site it is not seen to promote key business sectors and business development in the longer term. Development of this site would result in the loss of agricultural land, which would have an	**Effect:** Neutral **Likelihood:** High **Scale:** Local (Eastern Area) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** The site was allocated for development in the HSA DPD. The site has planning permission and work has started on site which demonstrates that the site is deliverable and can be allocated for development.

Burghfield Common			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
	unknown impact on the farming business currently using the land. Outline planning permission was granted for the site in December 2019, with Reserved Matters granted in July 2022, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.		

Stratfield Mortimer
Mortimer is one of three Rural Service Centres within the Eastern Area spatial area, and has a range of services and facilities. There is a train station to the east of Mortimer which provides connections to Reading and Basingstoke. The village is served by a regular use service to Tadley, Burghfield, Mortimer railway 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.

A Neighbourhood Development Plan for Stratfield Mortimer was adopted in May 2017, and includes allocation for 110 dwellings. The site has only just started to deliver, although outline planning permission has been granted for the whole site and Reserved Matters permission on part of the site. Therefore, it is not considered reasonable to allocate an additional housing requirement for Mortimer within the LPR.

Woolhampton
Woolhampton is one of West Berkshire's Service Villages and sits within the East Kennet Valley spatial area. Woolhampton is suitable only for a limited amount of development due to the more limited range of services available. The A4 runs through the village and there is a railway station on the southern edge of the village. There is a frequent bus service that runs along the A4 connecting the village with Newbury and Reading.

The River Kennet and the Kennet & 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 zone 2 and 3. There are a number of important environmental assets within Woolhampton. There are areas of ancient woodland and two Local Wildlife Sites to the north and west of the village and two SSSIs, one to the south and the other to the west.

One site is considered to be a reasonable alternative for allocation in Woolhampton (**MID4**) and so has been subject to SA/SEA to inform the site selection work. The summary of the SA/SEA and decision making process is set out below:

Table 41 SA/SEA Summary for Woolhampton Sites

Woolhampton			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
MID4 Land north of A4 Bath Road, Woolhampton	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (Eastern Area) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** The site is well related to the existing settlement of Woolhampton and is within close proximity to a limited number of services and facilities. A small number of dwellings would be in keeping with the size and function of Woolhampton as a Service Village.

Site Selection Summary for the Eastern Area
Nine sites were considered to be reasonable alternatives for allocation in the Eastern Area, all of which are considered suitable for allocation.

At Reg 19 the Plan included policy SP13 Sites Allocated for Residential & Mixed Use Development in Newbury & Thatcham. This policy is considered to duplicate other parts of the plan and therefore, is not required.

Each allocated site has a dedicated policy. These have been subject to SA/SEA and a summary is set out below. Main Modifications were proposed to policies RSA6 – 13, the SA/SEA was reviewed and there was no change to the outcome of the SA/SEA.

Table 42 SA/SEA Summary for Site Policies (Eastern Area)

Summary of SA/SEA for Residential Site Policies for the Eastern Area (See Appendix 7 for the full SA/SEA)	
RSA8 Land at Pincents Lane, Tilehurst	
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability - social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, landscape character and the historic environment. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities. No negative sustainability impacts have been identified. Other policies in the plan will ensure that overall there is a positive impact on all elements of sustainability.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (EUA) **Duration:** Permanent **Timing:** Long Term
RSA9 Stonehams Farm, Long Lane, Tilehurst (Site A)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Tilehurst) **Duration:** Permanent **Timing:** Long Term
RSA10 72 Purley Rise, Purley on Thames	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Purley on Thames) **Duration:** Permanent **Timing:** Long Term
RSA811 Land adjacent to Bath Road and Dorking Way, Calcot	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Calcot) **Duration:** Permanent **Timing:** Long Term
RSA12 Land between A340 and The Green, Theale	Summary of effects

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Theale) **Duration:** Permanent **Timing:** Long Term
RSA13 Whitehart Meadow, Theale	Summary of effects
The policy is likely to have an overall positive impact on sustainability. Significantly positive sustainability impacts have been identified in relation to flood risk and for the specification that there should be a mix of types and sizes of dwellings on the site. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape, historic environment benefits while minimising opportunities for pollution. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	**Overall Effect:** Positive **Likelihood:** High **Scale:** Local (Theale) **Duration:** Permanent **Timing:** Long Term
RSA14 Former Sewage Treatment Works, Thaele	Summary of effects
The policy is likely to have an overall positive impact on sustainability. Significantly positive sustainability impacts have been identified in relation to flood risk and for the specification that there should be a mix of types and sizes of dwellings on the site. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape, historic environment benefits while minimising opportunities for pollution. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	**Overall Effect:** Positive **Likelihood:** High **Scale:** Local (Theale) **Duration:** Permanent **Timing:** Long Term
RSA15 Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common	
The policy is likely to have an overall positive impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape, historic environment benefits while minimising opportunities for pollution. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	**Overall Effect:** Positive **Likelihood:** High **Scale:** Local (Burghfield Common) **Duration:** Permanent **Timing:** Long Term
RSA16 Land north of A4 Bath Road, Woolhampton	

The policy is likely to have an overall positive impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape, historic environment benefits while minimising opportunities for pollution. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	**Overall Effect:** Positive **Likelihood:** High **Scale:** Local (Woolhampton) **Duration:** Permanent **Timing:** Long Term

North Wessex Downs National Landscape (AONB)

There are a number of settlements in the settlement hierarchy within the North Wessex Downs National Landscape (AONB). Of these, four are within designated Neighbourhood Areas (Compton, Hermitage, Hungerford and Lambourn).

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.

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.

Hungerford Parish is designated as a Neighbourhood Area, and Hungerford Town Council are preparing a neighbourhood plan which will include residential allocations. The Council have allocated Hungerford Parish Council 55 dwellings to find sites for through the Neighbourhood Plan, and site selection work has been undertaken by the Town Council.

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. The River Lambourn Nutrient Neutrality Zone covers the whole of Lambourn village.

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.

Lambourn Parish is designated as a Neighbourhood Area, and Lambourn Parish Council are preparing a neighbourhood plan which will include residential allocations. The Council have allocated Lambourn Parish Council 25 dwellings to find sites for through the Neighbourhood Plan, and site selection work will therefore be undertaken by the Parish Council.

Two sites were allocated in the HSA DPD (**HSA19, HSA20**), and in reviewing the HSA DPD sites the Council considered that these two sites still remain a reasonable alternatives for allocation. Rather than increase the housing allocation for the NDP the Council continued to assess these two sites for allocation within the LPR. The summary of the SA/SEA and decision making process is set out below:

Table 43 Summary of SA/SEA for Lambourn Sites

Lambourn			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
HSA19 Land adjoining Lynch Lane, Lambourn	There are no significant sustainability identified with the 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	**Effect:** Neutral **Likelihood:** High **Scale:** Local (AONB) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** The site was allocated in the HSA DPD and no new information has been presented to demonstrate that the site will not be deliverable and therefore, it is considered suitable for allocation. The site is well related to existing services and facilities within Lambourn. Development can take

Lambourn			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
	the site to the SSSI and SAC. As long as appropriate mitigation measures are provided, including those set out within the Landscape Assessment, the impact will be mitigated. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.		place on the site without needing to develop the area of the site within the flood zone.
HSA20 Land at Newbury Road, Lambourn	Overall there are no significant sustainability issues with this site and it is likely to have a predominantly neutral effect on sustainability. The site is well related to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability. Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site and its location within the AONB. As long as appropriate mitigation measures are introduced, including those set out within the Landscape Sensitivity Assessment, the impact should be mitigated and deliver positive effects on sustainability. Flooding could also have a negative impact on all elements of	**Effect:** Neutral **Likelihood:** High **Scale:** Local (AONB) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation.** The site was allocated in the HSA DPD and there is no new evidence to suggest that site will not be deliverable and therefore, it is considered suitable for allocation. The site is adjacent to the existing settlement boundary and is well related to existing services and facilities within Lambourn.

Lambourn			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
	sustainability unless appropriate mitigation measures are provided. Planning permission was granted for the site in September 2021, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.		

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.

At Reg 18 and Reg 19 no sites were considered suitable for allocation in Pangbourne. However, following the review of the information available to the examination, which included the HELAA during the examination process, the site at **PAN8** was reassessed as being potentially developable, and therefore, is now considered to be a reasonable alternative for allocation and so has been subject to SA/SEA to inform the site selection work. The summary of the SA/SEA and decision making process is set out below:

Table 44 Summary of SA/SEA for Pangbourne Sites

Pangbourne			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
PAN8 Land north of Pangbourne Hill, Pangbourne	There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape character. Suitable mitigation, including a reduction in the developable area of the site, would result in an overall neutral 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:** Neutral **Likelihood:** High **Scale:** Local (AONB) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation.** The site was not considered for allocation at Reg18/19 as it had been ruled out through the HELAA. Further evidence now indicates that part of the site would be suitable for allocation and therefore, the site has been reconsidered and is regarded as suitable for development in part. The site is close to services and facilities in Pangbourne. Landscape mitigation can be provided to ensure there are no negative impacts on the AONB.

Bradfield Southend

Bradfield Southend is one of West Berkshire's Service Villages and sits within the eastern part of the North Wessex Downs 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. There are limited public transport opportunities in the village with a two hourly bus service.

The River Pang runs to the south of the village and the area immediately around the river lies in flood zones 2 and 3. There are a number of environmental assets in the village with areas of ancient woodland and a Local Wildlife site to the south.

Four sites were considered to be reasonable alternatives for allocation in Bradfield Southend (**BRAD2, BRAD3, BRAD5, BRAD6**) and so have been subject to SA/SEA to inform the site selection work. The summary of the SA/SEA and decision making process is set out below:

Table 45 SA/SEA summary for Bradfield Southend

Bradfield Southend			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)		**Recommendation and Justification**
BRAD2 Crackwillow House & Village Montessori Nursery School, Cock Lane, Bradfield Southend	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site may be suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (AONB) **Duration:** Permanent **Timescale:** Long Term	**The site is not recommended for allocation** There are concerns regarding the cumulative impact of development of this site alongside BRAD5 given the AONB location. BRAD5 is considered to be a more appropriate site in landscape terms. A covenant is present on the site which could impact on the deliverability of the site.
BRAD3 Land south of Crack Willow House & south of Trotman Cottages, Heath Road, Bradfield	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB and in relation to the provision of affordable housing and the type and mix of housing as the site is too small in scale to deliver affordable housing or a range of housing types and mix. Landscape work states that part of the site may be suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (AONB) **Duration:** Permanent **Timescale:** Long Term	**The site is not recommended for allocation** There are concerns regarding the cumulative impact of development of this site alongside BRAD5 and BRAD2 given the AONB location. The site would need to be developed in conjunction with BRAD2. BRAD5 is considered to be a more appropriate site in landscape terms. A covenant is present on the site which could impact on the deliverability of the site.
BRAD5 Land north of Southend	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to	**Effect:** Neutral **Likelihood:** High	**The site is recommended for allocation**

Bradfield Southend			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)		**Recommendation and Justification**
Road, Bradfield Southend	meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	**Scale:** Local (AONB) **Duration:** Permanent **Timescale:** Long Term	The site is considered suitable for development in landscape terms, subject to mitigation measures. The site is well located for services and facilities in Bradfield Southend.
BRAD6 Land to the rear of Ash Grove, Bradfield Southend	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A negative impact has also been identified in relation to whether accessible access to the site can be provided. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (AONB) **Duration:** Permanent **Timescale:** Long Term	**The site is not recommended for allocation** Development of this site would result in an incongruous extension far beyond the settlement resulting in harm to the AONB. There are also significantly highway concerns regarding access to the site. A covenant is present on the site which could impact on the deliverability of the site.

Chieveley

Chieveley is one of the West Berkshire's service villages and sits within the North Wessex Downs AONB. As a service village, Chieveley is suitable only for a limited amount of development due to the more limited range of services available. The village is located to the north west of junction 13 of the M4, with the A34 passing to the east of the village.

The whole village is within flood zone 1 as there are no water courses in the village. Small areas of the village are within a surface water flood risk area and there is anecdotal evidence of highway flooding in the village. The centre of the village is within a conservation area.

One site is considered to be reasonable alternative for allocation in Chieveley (**CHS23**) and so has been subject to SA/SEA to inform the site selection work. The summary of the SA/SEA and decision making process is set out below:

Table 46 SA/SEA Summary of Chieveley Sites

Chieveley			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
CHI23 Land at Chieveley Glebe, Chieveley	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB and its proximity to the conservation area and other heritage assets. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (AONB) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** Part of the site (along the north side of East Lane) is considered suitable for development subject to mitigation measures.

Compton

Compton is one of the West Berkshire's Service Villages and sits within the North Wessex Downs AONB. It is a historic village with medieval origins, with a conservation area and many listed buildings. The village has a good range of services and facilities for its size, with a primary and secondary school, a pub, shop and a number of social facilities. Compton is located close to the M4 and A34, however the local roads are rural in nature and not suitable for heavy traffic.

Parts of Compton lie within Flood zone 2 and 3 and there are issues of groundwater and surface water. The village was badly affected by flooding in February 2014.

Compton has an 'opportunity site' at the former Pirbright Institute site for mixed use development during the plan period. Redevelopment of the site in accordance with the adopted SPD provides the opportunity to positively enhance many aspects of sustainability. This means that Compton has a greater level of growth than would normally be expected in a service village. The site was allocated for development for 140 dwellings in the Housing Site Allocations DPD. Planning permission was recently granted for 160 dwellings on the site, and therefore, the site is considered to be deliverable, and a reasonable alternative for allocation.

Compton Parish is designated as a Neighbourhood Area and the Compton Neighbourhood Plan was adopted in February 2022. The Neighbourhood Plan does not allocate sites due to the allocation of the Pirbright site in the Housing Site Allocations DPD. Due to the scale of this development it is not considered appropriate for further allocations within Compton in the plan period.

The site has been subject to site assessment and a summary of the SA/SEA is set out below:

Table 47 SA/SEA Summary of Compton SA/SEA

Compton			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
HSA23 Pirbright Institute, High Street, Compton	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	**Effect:** Positive **Likelihood:** High **Scale:** Local (AONB) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** The site was allocated for development in the HSA DPD. Planning permission has been granted demonstrating that the site is deliverable.

Compton			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary**	**Recommendation and Justification**
	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. Outline planning permission was granted for the site in March 2023, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.		

Great Shefford

Great Shefford is one of the West Berkshire's Service Villages and sits within the North Wessex Downs AONB. The A338 runs through the village and there are intermittent bus services to Newbury.

The River Lambourn flows through the centre of the village and an ordinary water course flows from the north to meet the river Lambourn just to the east of the village. The areas adjacent to the rivers are within flood zones 2 and 3. The majority of the village is at risk of surface water flooding. There is a history of flooding in the village and flooding in January/February 2014 led to the village being largely cut off due to a number of road closures. A flood mitigation scheme is proposed for the village.

One site was considered to be a reasonable alternatives for allocation in Great Shefford (**GS1**) and so has been subject to SA/SEA to inform the site selection work. The summary of the SA/SEA and decision making process is set out below:

Table 48 SA/SEA of Great Shefford Sites

Great Shefford			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary of Effects**	**Recommendation and Justification**
GS1 Land west of Spring Meadows, Great Shefford	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There are also negative sustainability impacts identified in relation to water consumption on the site, mitigation measures including upgrading facilities would be required prior to development taking place, Mitigation measures would also be requirement in relation to nutrient neutrality. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (AONB) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** Part of the site is considered suitable for development in landscape terms, subject to mitigation measures. The site is well related to local services and facilities in Great Shefford.

Hermitage

Hermitage is one of the West Berkshire's Service Villages and sits within the North Wessex Downs AONB. The village is close to the M4 and A34, with limited public transport opportunities, although there is an intermittent bus service.

The village is not at risk of fluvial flooding as there are no water courses in the village, however, some areas of the village are at risk of surface water flooding. There are a number of environmental assets within Hermitage, with areas of ancient woodland to the west and Local Wildlife sites to the west, north and south.

Hermitage is designated as a Neighbourhood Area and Hermitage Parish Council are preparing a Neighbourhood Plan, however, the parish council have decided that they do not wish to allocate sites within the Neighbourhood Plan. As a result the LPR will consider suitable sites for allocation in Hermitage.

Four sites were considered to be reasonable alternatives for allocation in Hermitage (**HSA24, HSA25, HER4, HER5**) and so have been subject to SA/SEA to inform the site selection work. The summary of the SA/SEA and decision making process is set out below:

Table 49 SA/SEA Summary of Hermitage Sites

Hermitage			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary of Effects**	**Recommendation and Justification**
HSA24 Land off Charlotte Close, Hermitage	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 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	**Effect:** Positive **Likelihood:** High **Scale:** Local (AONB) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** The site was allocated for development in the HSA DPD. There is no new evidence to suggest that the site would not be suitable for development. Planning permission has been granted for the site, therefore, demonstrating that the site is deliverable.

Hermitage			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary of Effects**	**Recommendation and Justification**
	of sustainability. Mitigation measures would need to be considered to reduce the impact. Planning permission was granted in October 2021 demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.		
HSA25 Land to the south east of The Old Farmhouse, Hermitage	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	**Effect:** Positive **Likelihood:** High **Scale:** Local (AONB) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** The site was allocated for development in the HSA DPD. There is no new evidence to suggest that the site would not be suitable for development. Planning permission has been granted for the site, therefore, demonstrating that the site is deliverable

Hermitage			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary of Effects**	**Recommendation and Justification**
	(between the public house and the access off Lipscomb Close) could be developed together with HER001. Planning permission granted in September 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.		
HER4 Land adjacent to Station Road, Hermitage	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There is also a potential negative impact in relation to water consumption as the local water resources/waste water network is close to capacity. Upgrades to the networks may be required to ensure no negative impacts are actually realised. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (AONB) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** The site is well related to the Service Village of Hermitage, and part of the site is considered suitable for development in landscape terms, subject to mitigation measures.
HER5 Land at Kiln Farm, hermitage	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the	**Effect:** Neutral **Likelihood:** High **Scale:** Local (AONB) **Duration:** Permanent	**The site is not recommended for allocation** Development of the site is considered too great for the village when considered alongside other sites in the village. Landscape advice states that if a choice was to be made between HER4 and HER5 in relation to allocation HER4 would be preferable.

Hermitage			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary of Effects**	**Recommendation and Justification**
	location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There is also a potential negative impact in relation to water consumption as the local water resources/waste water network is close to capacity. Upgrades to the networks may be required to ensure no negative impacts are actually realised. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	**Timescale:** Long Term	

Kintbury

Kintbury is one of the West Berkshire's Service Villages and sits within the North Wessex Downs AONB. The village is located to the south of the A4 with a railway station to the north with links to Newbury, Reading and London to the east and Bedwyn to the west.

The River Kennet and the Kennet & Avon canal lie to the north of the village. Flood zones are predominantly north of the railway line and so away from the village itself. The majority of the village is within a groundwater emergency zone, with small area of surface water flood risk. The river Kennet at this point is a SSSI. The northern and central part of the village is in a conservation area.

Three sites were considered to be reasonable alternatives for allocation in Kintbury (**KIN3, KIN4, KIN6**) and so have been subject to SA/SEA to inform the site selection work. The summary of the SA/SEA and decision making process is set out below:

Table 50 SA/SEA Summary of Kintbury Sites

Kintbury			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary of Effects**	**Recommendation and Justification**
KIN3 Land east of Kiln Farm, Kintbury	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (AONB)	**The site is not recommended for allocation** Although the site is considered acceptable for some development in landscape terms only a limited amount of development is considered

Kintbury			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary of Effects**	**Recommendation and Justification**
	A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	**Duration:** Permanent **Timescale:** Long Term	acceptable for Kintbury given its status as a Service Village and other sites put forward are considered more acceptable.
KIN4 Land north of Kiln House, Laylands Green, Kintbury	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	**Effect:** Neutral **Likelihood:** High **Scale:** Local (AONB) **Duration:** Permanent **Timescale:** Long Term	**The site is not recommended for allocation** Although the site is considered acceptable for some development in landscape terms only a limited amount of development is considered acceptable for Kintbury given its status as a Service Village and other sites put forward are considered more acceptable. The site is detached from the main existing settlement and development would take away from the rural character and clear linear pattern of the existing development.
KIN6 Land adjoining The Haven, Kintbury	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be	**Effect:** Neutral **Likelihood:** High **Scale:** Local (AONB) **Duration:** Permanent **Timescale:** Long Term	**The site is recommended for allocation** The site is well related to the existing settlement and subject to mitigation measures is suitable in landscape terms. The site is close to local service and facilities. Initial highways concerns have been overcome and adequate access can be provided to the site.

Kintbury			
Site	**Summary of SA/SEA** (See Appendix 8a for the full SA/SEA)	**Summary of Effects**	**Recommendation and Justification**
	mitigated but further would be needed to determine what would be required.		

Site selection summary for the AONB
17 sites were considered to be reasonable alternatives for allocation in the AONB, with 11 sites being proposed for allocation.

At Reg 19 the Plan included policy SP13 Sites Allocated for Residential & Mixed Use Development in Newbury & Thatcham. This policy is considered to duplicate other parts of the plan and therefore, is not required.

Each allocated site has a dedicated policy. These have been subject to SA/SEA and a summary is set out below. Main Modifications were proposed to policies RSA14 – 23, the SA/SEA was reviewed and there were no changes to the outcome of the SA/SEA.

Table 51 SA/SEA Summary for Site Policies (AONB)

SA/SEA Summary for Residential Site Allocation Policies in the AONB (See Appendix 7 for the full SA/SEA)	
RSA17 Land adjoining Lynch Lane, Lambourn	Summary of effects
The policy is likely to have an overall positive impact on sustainability. Significantly positive sustainability impacts have been identified in relation to flood risk and for the specification that there should be a mix of types and sizes of dwellings on the site, taking particular account of the needs of the horseracing industry. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity and landscape benefits while minimising opportunities for pollution. Economic sustainability will benefit from new development as it seeks to provide accommodation for those involved in the racehorse industry. No negative sustainability impacts have been identified.	**Overall Effect:** Positive **Likelihood:** High **Scale:** Local (Lambourn) **Duration:** Permanent **Timing:** Long Term
RSA18 Land at Newbury Road, Lambourn	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.	**Overall Effect:** neutral **Likelihood:** High **Scale:** Local (Lambourn) **Duration:** Permanent **Timing:** Long Term
RSA9 Land North of Pangbourne Hill, Pangbourne	Summary of effects

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability - social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and landscape character. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities. No negative sustainability impacts have been identified. Other policies in the plan will ensure that overall there is a positive impact on all elements of sustainability.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Pangbourne) **Duration:** Permanent **Timing:** Long Term
RSA20 Land North of Southend Road, Bradfield Southend	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity and landscape benefits. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Bradfield Southend) **Duration:** Permanent **Timing:** Long Term
RSA21 Land at Chieveley Glebe, Chieveley	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Chieveley) **Duration:** Permanent **Timing:** Long Term
RSA22 Pirbright Institute Site, High Street, Compton	Summary of effects
The policy is likely to have an overall positive impact on sustainability. A significantly positive impact on all element of sustainability has been identified in relation to flood risk mitigation measures. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.	**Overall Effect:** Positive **Likelihood:** High **Scale:** Local (Compton) **Duration:** Permanent **Timing:** Long Term
RSA23 Land west of Spring Meadows, Great Shefford	Summary of effects
The policy is likely to have an overall positive impact on sustainability. A significantly positive impact on all element of sustainability has been identified in relation to flood risk mitigation measures. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.	**Overall Effect:** Positive **Likelihood:** High **Scale:** Local (Great Shefford) **Duration:** Permanent **Timing:** Long Term

RSA24 Land off Charlotte Close, Hermitage	Summary of effects
The policy is likely to have an overall positive impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.	**Overall Effect:** Positive **Likelihood:** High **Scale:** Local (Hermitage) **Duration:** Permanent **Timing:** Long Term
RSA25 Land to the south east of the Old Farmhouse, Hermitage	Summary of effects
The policy is likely to have an overall positive impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.	**Overall Effect:** Positive **Likelihood:** High **Scale:** Local (Hermitage) **Duration:** Permanent **Timing:** Long Term
RSA26 Land adjacent to Station Road, Hermitage	Summary of effects
The policy is likely to have an overall positive impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.	**Overall Effect:** Positive **Likelihood:** High **Scale:** Local (Hermitage) **Duration:** Permanent **Timing:** Long Term
RSA27 Land adjoining The Haven, Kintbury	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity and landscape benefits. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Chieveley) **Duration:** Permanent **Timing:** Long Term

Gypsies, Travellers and Travelling Showpeople

No new sites for Gypsies, Travellers and Travelling Showpeople were submitted for consideration in the HELAA. Therefore, no new allocations have been considered.

The HSA DPD (adopted May 2017) allocated two sites for Gypsies, Traveller sand Travelling Showpeople, one for Gypsies and Travellers and one for Travelling Showpeople. The sites have not yet been completed and therefore, they have been reviewed and where there is a realistic chance of them

being delivered they are to remain allocated sites. The table below sets out the outcome of the deliverability review that was undertaken and states which sites are considered to be reasonable alternatives for reallocation in the LPR. The table takes a base date of 31 March 2023.

Table 52 Review of Gypsy, Travellers and Travelling Showpeople Site Allocations in the HSA DPD

HSA Site Reference	Site Address	Status (at 31 March 2023)	Outcome of deliverability review	Recommendation for inclusion in LPR
TS1	New Stocks Farm, Paices Hill	Full permission granted Sept 2022.	Deliverable	Reasonable alternative for reallocation in LPR The Inspector suggested that the site be deleted from the LPR. This was because planning permission was granted in September 2022, and the Inspector considered that deletion would avoid ambiguity in terms of contributing towards meeting residual needs for 20 additional pitches from 2023. Whilst planning permission has been approved, there is a pre-commencement condition relating to drainage work, which has not been discharged. This pre-commencement condition goes to the heart of the planning permission and therefore the site is to remain as an allocated site within the LPR.
TS2	Long Copse Farm, Enborne	Site is still anticipated to come forward, but planning permission has not been granted	Deliverable	Reasonable alternative for reallocation in LPR.

Both sites are still considered to be reasonable alternatives for allocation and therefore, have been subject to SA/SEA as set out below:

Table 53 Gypsy, Travellers and Travelling Showpeople Sites and SA/SEA summary

Gypsy, Travellers and Travelling Showpeople Sites		
HSA Site Reference	**Site Address**	**Summary of SA/SEA (See Appendix 8c for the full SA/SEA)**
TS1	New Stocks Farm, Paices Hill	The site is likely to have an overall neutral impact on sustainability. Positive social sustainability impacts have been identified in relation to the provision of specialist housing as the development of the site would provide pitches for travelling showpeople Gypsies and Travellers and accessibility to community facilities. Positive environmental sustainability impacts have also been identified as the site is a brownfield site. No negative sustainability impacts have been identified.
TS2	Long Copse Farm, Enborne	The site is likely to have an overall neutral impact on sustainability. Positive social sustainability impacts have been identified in relation to the provision of specialist housing as the development of the site would provide plots for travelling showpeople and accessibility to community facilities. Negative impacts have been identified in relation to flood risk and opportunities for sustainable travel. Issues relating to flood risk can be mitigated and development would need to take place outside of the flood risk areas.

Site policies have been developed for the sites, where changes have been proposed to the policies the SA/SEAs carried out have been reviewed, the proposed Main Modifications have not resulted in any change to the overall outcome of the SA/SEA, a summary is shown below:

Table 54 SA/SEA Summary for Gypsy, Travellers and Traveling showpeople site allocations

SA/SEA summary for Gypsy, Travellers and Travelling Showpeople site allocation policies (See Appendix 7 for the full SA/SEA)	
RSA28 New Stocks Farm, Paices Hill, Aldermaston	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on social sustainability is identified as the policy seeks to allocate a site for permanent pitches for Gypsies and Travellers. A number of positive environmental sustainability impacts have been identified in relation to maintaining soil and water quality and social sustainability in relation to improving access to local services and facilities. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Aldermaston) **Duration:** Permanent **Timing:** Long Term
RSA29 Long Copse Farm, Enborne	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on social sustainability is identified as the policy seeks to allocate a site for permanent plots for Travelling Showpeople. A number of positive environmental sustainability impacts have been identified in relation to maintaining soil and water quality as well as benefits for landscape and biodiversity. A number of social sustainability in relation to improving access to local services and facilities. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Enborne) **Duration:** Permanent **Timing:** Long Term

5.3.3 Housing Type and Mix

The Core Strategy included a policy on Housing Type and Mix. The Regulation 18 scoping report stated that the principles of the policy should be carried forward, with further clarification added to the policy for development management purposes.

The Berkshire Strategic Housing Market Assessment (SHMA)[19] and subsequent Updated Housing Needs Evidence identified the mix of new homes required and the need for specialist housing. It is considered important that there is an up to date policy in the Pplan that sets out the type and mix of housing required to meet the needs of those living in West Berkshire, as a result no other options have been considered for this policy.

The policy has been subject to SA/SEA and a summary is set out below. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 55 SA/SEA Summary of Housing Type and Mix policy

SP15 Housing type and mix (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability as the policy seeks to provide a range of housing types and mix to support local needs. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

5.3.4 Affordable Housing

The provision of affordable housing is seen as a priority in West Berkshire as housing has wide implications on health, education and employment opportunities, but house prices are generally high in West Berkshire. Since the Core Strategy policy (CS5) was written there have been a number of changes to affordable housing through the Written Ministerial Statement and the White Paper. As a result it is not considered appropriate to continue with the existing Core Strategy policy and a new, updated policy has been drafted. The new policy takes into account the affordable housing need as assessed in the Berkshire Strategic Housing Market Assessment (SHMA) and the Updated Housing Needs Evidence.[20]

Main Modifications have been proposed during the course of the examination. The SA/SEA has been reviewed in light of these modifications and has resulted in a small change to the SA/SEA in relation to the provision of specialist housing, however, the modifications have not resulted in any change to the overall SA/SEA outcome for the policy.

[19] Berkshire Strategic Housing Market Assessment (SHMA) https://www.westberks.gov.uk/shma
[20] Berkshire Strategic Housing Market Assessment (SHMA) https://www.westberks.gov.uk/shma

Table 56 SA/SEA Summary of Affordable Housing Policy

SP16 Affordable Housing (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability through the provision of affordable housing across the district. There are also likely to be positive environmental sustainability impacts as the new affordable homes will need to be built to net zero carbon standards. Positive economic sustainability impacts will also occur as the policy will support the viability and vitality of town and village centres through the delivery of affordable homes in these areas.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

5.4 Fostering economic growth and supporting local communities

5.4.1 Strategic approach to employment land

The West Berkshire District Local Plan 1991 – 2022 (Saved Policies 2007) (WBDLP) and Core Strategy (2012) (CS) had a number of policies relating to employment land (ECON5 Town Centre commercial areas, ECON6 Future of the former Greenham Common Airbase, SHOP1 Non retail uses in primary shopping frontages, SHOP3 Retail areas and retail warehousing, CS9 Location and Type of Business Development, SC10 Rural Economy and CS11 Hierarchy of centres). The overall strategic approach remains as with the WBDLP and the CS to direct business development and employment land to existing settlements and within DEAs as this approach is seen as working well.

At Reg 18 two options were considered:

1. Retain separate policies for employment land and town centres
2. Combine all employment land and town centre policies into a single policy.

An SA/SEA was carried out for these two options with a summary set out below:

Table 57 SA/SEA Summary for Strategic Approach to Employment Land

Options	**SA Summary (See Appendix 4 for the full SA/SEA)**	**Approach taken forward**
1: Retain separate policies for employment land and town centres	This option is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy is specifically aimed at economic development and on efficiently of land use. A positive impact has also been identified in relation to social sustainability as the policy seeks to ensure accessibility to community facilities, and sustainable travel options.	**This approach has been taken forward** At Reg 18 this option was not taken forward. However, following comments made at Reg 18 and updated Employment Land evidence (taking into account Brexit and Covid-19) this option is considered to provide a clearer and more succinct approach to delivering economic

Options	SA Summary (See Appendix 4 for the full SA/SEA)	Approach taken forward
		development across the district as specific details can be included in each policy rather than a more general and generic policy.
2: Combine all employment land and town centres polices into a single policy	This option is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy is specifically aimed at economic development. A positive impact has also been identified in relation to economic sustainability in relation to efficient use of land. Positive social sustainability impacts have been identified as the policy seeks to ensure accessibility to community facilities, and sustainable travel options.	**This approach has not been taken forward** This option was originally taken forward at Reg 18, as it was considered that a single policing covering all economic development would help to streamline the plan. However, as above, it is now considered separate policies provide a clearer and more succinct approach.

A summary of the SA/SEA of the policy is set out below. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 58 SA/SEA Summary for Strategic Approach to Employment Land policy

SP17 Strategic approach to employment land (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. A significantly positive impacts has been identified in relation to economic sustainability as the policy seeks to set out the strategy for employment land across the district. Positive impacts have been identified in relation to environmental sustainability as the policy promotes the reuse of PDL over greenfield sites. No negative sustainability impacts have been identified	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

Consideration of the town centre policy is set out in section 5.4.3.

5.4.2 Employment Site Allocations

42 sites were submitted for consideration as employment sites within the LPR. The site assessments can be found within the HELAA. One site was automatically excluded (**BUR16**) due to the presence of a high pressure gas pipeline, and 20 sites were considered unsuitable for development in landscape terms (**BEEN4, BEEN6, BEEN11, CHI3, CHI24 CHI27, THA11, THA19, THA23, THE8**), highways concerns (**CA6, CHI13, CHI15, THA3, THA4**), settlement pattern (**SPE1**) and flood risk (**SUL5, THE5, THE6, THE10**). Furthermore, one site is within the settlement boundary (**NEW1**), one site is to be allocated for residential development (**THE11**) and one site has planning permission and has been built out (**THE4**). One site

(**CHI26**) was withdrawn by the site promoter and is no longer available. The site promoter confirmed that only part of BEEN3 is available and part of BEEN5 is available, therefore in the table below part of **BEEN3** and part of **BEEN5** have been combined into a single site for consideration as an allocation.

While the following sites **ALD3, ALD6, ALD8, ALD10, BRIM3, BUR12, BUR14** and **SM8** were included in the SA/SEA as reasonable alternatives at Regulation 19, they are located within the DEPZ. On the recommendation of ONR and the Council's Emergency Planning team they are not considered suitable for development and are therefore, no longer considered to be reasonable alternatives for development.

The remaining eight sites are considered to be reasonable alternatives for allocation for employment uses. These sites have been subject to SA/SEA as part of the site selection process. A summary of the SA/SEA and decision making process is set out below:

Table 59 SA/SEA Summary for employment sites

Site	Summary of SA/SEA (See Appendix 8c for the full SA/SEA)	Recommendation and Justification
Part BEEN3 & part of BEEN5, Beenham Landfill, Pips Way, Beenham	The site is likely to have an overall neutral impact on sustainability. There is likely to be a positive impact on economic sustainability as the site is promoted for employment uses. Although the site is an existing waste site, so loss of the site to another employment use needs to be considered. There are a number of unknown environmental impacts as the final use of the site is not known, mitigation measures will be required to ensure there are no negative impacts.	**The site is recommended for allocation** The site is considered suitable for development and is adjacent to an existing DEA and in an area attractive to occupiers/developers with good access to the highway network. While the site is within the AONB, it is considered suitable for allocation in landscape terms subject to mitigation measures. There is an overriding need for additional employment for industrial uses within the district and therefore, exceptional circumstances (NPPF Para 177) can be demonstrated regarding the allocation of the site within the AONB.
BEEN10 Northway Porsche, Grange Lane, Beenham	The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. The site is a greenfield site which would result in negative environmental sustainability impacts. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific	**The site is recommended for allocation** The site is considered suitable for development it is adjacent to an existing DEA and in an area attractive to occupiers/developers with good access to the highway network.

Site	Summary of SA/SEA (See Appendix 8c for the full SA/SEA)	Recommendation and Justification
	site policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact. The site is in the AONB and therefore, without adequate mitigation there is potential for a negative impact on environmental sustainability due to the potential landscape impact.	While the site is within the AONB, it is considered suitable for allocation in landscape terms subject to mitigation measures. There is an overriding need for additional employment for industrial uses within the district and therefore, exceptional circumstances (NPPF Para 177) can be demonstrated regarding the allocation of the site within the AONB.
CHI9 The Old Nursery, Bradley Court Lane, Chieveley	Overall development of the site would have a neutral impact on sustainability. There is a positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is unknown. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the rural nature of the site requiring car use to access the site, potential for mineral resources and use of a greenfield site as well as the site being within the AONB. Mitigation measures will be required.	**This site is not recommended for allocation** The site is a small isolated site in the AONB and does not meet the overall strategy set out in the LPR.
LAM6 Land west of Ramsbury Road, Walkers Logistics Holding Ltd, Membury, Lambourn Woodlands	The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific policy wording (if allocated) should ensure there are no negative impacts and could result in positive environmental sustainability impacts. Negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car.	**The site is recommended for allocation** The site is considered suitable for development it is adjacent to an existing DEA. While the site is within the AONB, it is considered suitable for allocation in landscape terms subject to mitigation measures. There is an overriding need for additional employment for industrial uses within the district and therefore, exceptional circumstances (NPPF Para 177) can be

Site	Summary of SA/SEA (See Appendix 8c for the full SA/SEA)	Recommendation and Justification
		demonstrated regarding the allocation of the site within the AONB.
LAM10 Land south of Trinity Grain, Ramsbury Road, Membury	Overall development of the site would have a neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is unknown. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the rural nature of the site requiring car use to access the site and its location in the AONB as a greenfield site. Mitigation measures would be required.	**The site is recommended for allocation** The site is considered suitable for development it is adjacent to an existing DEA. While the site is within the AONB, it is considered suitable for allocation in landscape terms subject to mitigation measures. There is an overriding need for additional employment for industrial uses within the district and therefore, exceptional circumstances (NPPF Para 177) can be demonstrated regarding the allocation of the site within the AONB.
MID5 Land east of Colthrop Industrial Estate, south of A4 Bath Road, Thatcham	The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific site policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact. Negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car.	**The site is recommended for allocation** The site is considered suitable for development, it is adjacent to an existing DEA with good transport links and is attractive to occupiers.
PAD4 Land adjacent to Padworth Waste Centre, Padworth Lane, Lower Padworth	The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. The site is brownfield, so there is a positive sustainability impact. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific site policy wording (if	**The site is recommended for allocation** The site is brownfield site considered suitable for development, with good transport links. It is in an area attractive to occupiers.

Site	Summary of SA/SEA (See Appendix 8c for the full SA/SEA)	Recommendation and Justification
	allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact.	
THA24 Land at Lower Way Farm, Thatcham	Development of the site would result in an overall neutral impact, with a positive impact on economic sustainability as the site is promoted for redevelopment of an existing employment area. There are opportunities for the impact of development to improve the current situation in terms of social and environmental sustainability through delivery of mitigation measures. No negative sustainability impacts have been identified.	**The site is not recommended for allocation** The site is in existing employment use for small scale independent businesses. Allocation of the site would not be consistent with the strategy for employment allocations set out in the LPR.

Site Selection Summary
The SA/SEA of the specific sites shows that for all potential employment sites the impacts are largely neutral, with positive or significantly positive impacts on economic sustainability.

CHI9 is a small scale, isolated rural site, and while **THA24** is an existing employment site sitting within an identified settlement gap and therefore, neither site is considered suitable for allocation in the LPR.

Six sites are proposed for allocation, all of which will result in significantly positive impacts on economic sustainability. **PAD4** is a brownfield site is a suitable location, with no negative sustainability impacts identified. **MID5** is also considered a suitable site for allocation as it is adjacent to an existing designated employment area with no negative sustainability impacts. The remaining four sites (**part BEEN3/partBEEN5, BEEN10, LAM6, LAM10**) are all located within the AONB and therefore, the exceptions test in line with paragraph 177 of the NPPF has been carried out[21]. All four sites have been subject to site specific landscape assessments and are considered appropriate for development, in part, subject to landscape mitigation. Part BEEN3/part BEEN5, BEEN10, LAM6 and LAM10 are all adjacent to an existing DEA. In addition, the sites in Beenham (part BEEN3/part BEEN5 and BEEN10) are well connected in terms of access to the highway network. For all these sites, there are no significant constraints to development that cannot be mitigated.

At Reg 19 the Plan included policy SP21 Sites Allocated for Employment Lane. This policy is considered to duplicate other parts of the plan and therefore, is not required.

Site policies were developed for the individual allocated employment sites these have been subject to SA/SEA and a summary is included below: Main Modifications have been proposed to policies ESA1 – ESA5 during the course of the examination, and the SA/SEA was reviewed in light of these modifications. The modifications did not result in any change to the overall SA/SEA outcome for the policy.

[21] Employment background paper https://www.westberks.gov.uk/local-plan-evidence

Table 60 SA/SEA Summary of Allocated site policies (Employment)

SA/SEA Summary of Employment Allocated site policies (See Appendix 7 for the full SA/SEA)	
ESA1 Land east of Colthrop Industrial Estate, Thatcham (MID5)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape, heritage, soil and water quality as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Thatcham) **Duration:** Permanent **Timing:** Long Term
ESA2 Land west of Ramsbury Road, Membury Industrial Estate, Lambourn Woodlands (LAM6)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape and heritage as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety and the promotion of sustainable travel. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Lambourn) **Duration:** Permanent **Timing:** Long Term
ESA3 Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands (LAM10)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape and heritage as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Chieveley) **Duration:** Permanent **Timing:** Long Term
ESA4 Beenham Landfill, Pips Way, Beenham	
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape, heritage, soil and water quality as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Beenham) **Duration:** Permanent **Timing:** Long Term
ESA5 Northway Porsche, Grange Lane, Beenham (BEEN10)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Beenham)

also been identified in relation to biodiversity, landscape and heritage as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.	**Duration:** Permanent **Timing:** Long Term
ESA6 Land adjacent to Padworth IWMF, Padworth Lane, Padworth (PAD4)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape, heritage, soil and water quality as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Local (Padworth) **Duration:** Permanent **Timing:** Long Term

5.4.3 Town and District Centres

Policy CS11 of the Core Strategy and ECON5 of the WBDLP were reviewed as part of the Regulation 18 scoping for the LPR. While the principles of the policies are still relevant it was agreed that they needed to take into account the updated evidence of the Western Berkshire Retail and Commercial Leisure Assessment 2016 and changes in the planning system since the previous Local Plan and Core Strategy documents were prepared. As a result a new policy has been drafted, based on the details included in the previous policies and that set out within SP20 at Regulation 18 of the LPR. No other alternatives have been considered. A Main Modification has been proposed to the amend the Primary Shopping Area in Newbury. The SA/SEA was reviewed in light of this modifications and it did not result in any change to the overall SA/SEA outcome for the policy.

Table 61 SA/SEA Summary for Town and District Centres

SP18 Town and District Centres (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact is likely in relation to economic sustainability as the policy sees to protect the viability and vitality of the District's centres. There is also likely to be a positive impact on economic sustainability through supporting businesses in the District's centres. Positive impacts have also been identified in relation to environmental sustainability and social sustainability as the policy seeks to protect local character and the historic environment as well as protecting local services and facilities. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

5.4.4 Transport

Policies CS13, TRANS1a, TRANS1 and TRANS3 were reviewed as part of the Regulation 18 scoping for the LPR. As the principles of the policy were considered to still be appropriate no alternative options have been considered, but the policy has been updated to ensure that it complies with current national policy and any relevant local evidence. A summary of the SA/SEA of the policy wording is set out in table 59 below.

The policy was reviewed and updated following the Dec 2022 Reg 18 consultation, and the SA/SEA reviewed, no changes were necessary as a result of the changes to the policy. No Main Modifications were proposed to the policy through the LPR examination.

Table 62 SA/SEA Summary for Transport Policy

SP 19 Transport (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have a positive impact on all sustainability objectives as it seeks to promote and encourage the use of sustainable modes of travel, such as walking, cycling and the use of public transport over car use. A number of indirectly positive environmental impacts have also been identified, which relate to benefits that a reduction in car use would have that are not directly related to the policy. No negative impacts have been identified as a result of this policy.	**Overall Effect:** Positive **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

5.4.5 Infrastructure Requirements and delivery

Policy CS5 was reviewed as part of the Regulation 18 scoping for the LPR. The principles of the policy are considered to still be appropriate but stronger links to the CIL policy are considered necessary. No alternative options were considered. A summary of the policy wording is set out in the table below. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 63 SA/SEA Summary for Infrastructure Requirements and Delivery Policy

SP20 Infrastructure Requirements and Delivery (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall positive impact on all elements of sustainability. A number of significantly positive impacts are predicted particularly in relation to social sustainability through the provision of infrastructure to support new developments and local communities. There are also a number of unknown impacts as the policy does not specifically deal with those areas, but may have an indirectly positive impact as a result of the aims of the policy to deliver infrastructure to support development. No negative impacts have been identified.	**Overall Effect:** Positive **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

5.5 Development Management Policies

The Development Management policies are seen as important policies to manage development in West Berkshire and so the only reasonable alternative considered, is to include these policies. Although elements of these topic areas are covered by national policy, it was seen as important to include a local context to the policy requirements. Each policy has been assessed and a summary is set out below (the full assessment is set out in appendix 6). Some of these policies update existing policies included with the Local Plan Saved policies, the Core Strategy and the Housing Site Allocations DPD, but others are new.

DM1: Residential Development in the Countryside

Policy C1 was included within the Housing Site Allocations DPD covering the same topic. The policy is considered to be important given the rural nature of West Berkshire and so the principles of the policy will be carried forward. Some updates to the policy are required to ensure that it works to the best of its ability to manage development in the Countryside. A summary of the SA/SEA is set out below. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy

Table 64 SA/SEA Summary of DM1 Development in the Countryside

Policy DM1 Development in the Countryside (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. A number of positive or significantly positive sustainability impacts have been identified, particularly in relation to environmental sustainability in relation to landscape and heritage, but also for economic sustainability in relation to the redevelopment of existing land and development where there is a local need. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM2 Separation of Settlements around Newbury and Thatcham

This is a new policy to be included in the plan as a result of comments made as part of the Reg 18 consultation stating that the separate identities of Newbury and Thatcham should be retained. Landscape work has been carried out to determine where the gaps should be protected.

No Main Modifications were proposed for this policy.

Table 65 SA/SEA Summary of DM2 Separation of Settlements

Policy DM2 Separation of Settlements around Newbury & Thatcham (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive impacts on environmental sustainability as the policy seeks to retain green gaps between the settlements of Newbury and Thatcham to retain their separate identities. This will result in positive impacts for landscape character and biodiversity. Potential negative sustainability impacts have been identified in relation to social sustainability as the policy restricts development in these areas.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** Local (Newbury & Thatcham) **Duration:** Permanent **Timing:** Long Term

DM3 Health and Wellbeing

This is a new policy to be included in the plan as a result of updates to the NPPF which state that policies should make sufficient provision for community facilities, including health infrastructure (Para 20) and should aim to achieve healthy, inclusive and save places which enable and support healthy lifestyles. As a result, no other alternatives have been considered. A summary of the SA/SEA of the policy wording is given in the table below. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 66 SA/SEA Summary of DM3 Health and Wellbeing

Policy DM3 Health and Wellbeing (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. A number of positive impacts are identified in relation to social sustainability as the policy seeks to promote and support health and wellbeing. There are likely to be neutral impacts on economic and environmental sustainability as a result of the policy. However in combination with other policies in the plan, there could be a positive impact on all elements of sustainability.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM4 Building Sustainable Homes and Businesses

Policy CS15 was included in the Core Strategy, however, the Government withdrew the Code for Sustainable Homes in 2015 which means that large parts of the policy are no longer relevant to planning decisions. As a result the policy approach needs to be updated in light of national policy changes, including evidence related to zero carbon.

Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 67 SA/SEA Summary of DM4 Building Sustainable Homes and Businesses

Policy DM4 Building Sustainable Homes and Businesses (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive environmental sustainability impacts as a result of the policy's requirements for energy efficiently and climate change mitigation. There are also a number of positive environmental sustainability impacts as a result of the policy requiring consideration of the natural environment in relation to air and soil quality and noise. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM5 Environmental Nuisance and pollution control

Policy OVS5 was included in the Local Plan Saved Policies, while the principles of the policy are still relevant the age of the saved policy means that the policy has been updated for the LPR. A summary of the SA/SEA is set out below. No Main Modification were proposed for this policy.

Table 68 SA/SEA Summary of DM5 Environmental Nuisance and Pollution Control

Policy DM5 Environmental Nuisance & pollution control (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability, with a significantly positive impact on environmental sustainability as it seeks to ensure no environmental nuisance or pollution occurs as a result of development. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM6 Water Quality

This is a new policy proposed for inclusion in the LPR. The policy has been included in the plan as a result of the Water Framework Directive, which includes requirements to improve the water quality of water bodies above and below ground. As there is nothing in the current plan to reflect these requirements a new policy to deal with this issue is included within the plan. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is included in the table below. No Main Modifications were proposed for this policy.

Table 69 SA/SEA Summary of DM6 Water Quality

Policy DM6 Water Quality (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability, with significantly positive impacts on environmental sustainability in relation to water quality and habitat creation. This could also result in positive impacts for social sustainability through the creation of GI. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM7 Water Resources and Waste Water

This is a new policy proposed for inclusion in the LPR. A Water Cycle Study (WCS) was carried out in response to comments made by the Environment Agency during the Regulation 18 consultation. The policy reflects the findings of the WCS, which highlights West Berkshire as are area of serious water stress. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is included in the table below. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 70 SA/SEA Summary of DM7 Water Resources and Waste Water

Policy DM7 Water Resources & Waste Water (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability, however there will be significantly positive impacts on environmental sustainability associated with ensuring adequate water supplies and reducing water consumption. There are also likely to be positive impacts on environmental and social sustainability associated with the benefits for climate change impacts as a result of the policy. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM8 Air Quality

This is a new policy proposed for inclusion in the LPR. National policy notes that planning policies should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas (AQMAs) and the cumulative impacts from individual sites in the local area (Para 186). The NPPF goes on to say that opportunities to improve air quality or mitigation impacts should be considered at the plan making stage to ensure a strategic approach. As a result the policy has been included in the plan. No other

alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in the table below. No Main Modifications were proposed for this policy.

Table 71 SA/SEA Summary of DM8 Air Quality

Policy DM8 Air Quality (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability, however, it is likely to have significantly positive impacts on environmental sustainability in relation to managing air pollution and impacts on biodiversity. A number of the neutral impacts would be likely to have a positive impact when indirect impacts of the policy are considered, such as reducing the need to travel which would reduce air pollution levels benefits human health and biodiversity. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM9 Conservation Areas

This is a new policy proposed for inclusion in the LPR. The NPPF sets out that non-strategic polices should be used to set out more detailed policies for specific areas, neighbourhoods or types of development (Para 28). The historic environment in West Berkshire shapes the District's identify and is a positive and irreplaceable resource, socially, educationally and economically as well as a frame and reference point for the creation of distinctive places. The policy has been developed to provide further clarification for Development Management (DM) purposes. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in the table below. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 72 SA/SEA Summary of DM9 Conservation Areas

Policy DM9 Conservation Areas (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development in Conservation Areas, which will help to protect, conserve or enhance landscape character and the built and historic environment. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM10 Listed Buildings

This is a new policy proposed for inclusion in the LPR. The NPPF sets out that non-strategic polices should be used to set out more detailed policies for specific areas, neighbourhoods or types of development (Para 28). The historic environment in West Berkshire shapes the District's identify and is a positive and irreplaceable resource, socially, educationally and economically as well as a frame and reference point for the creation of distinctive places. The policy has been developed to provide further clarification for Development Management (DM) purposes. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in the table below. Main Modifications were proposed during the course of the

examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 73 SA/SEA Summary of DM10 Listed Buildings

Policy DM10 Listed Buildings (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment of listed buildings, which will help to protect, conserve or enhance the built and historic environment. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM11 Non-designated Heritage Assets

This is a new policy proposed for inclusion in the LPR. The NPPF sets out that non-strategic polices should be used to set out more detailed policies for specific areas, neighbourhoods or types of development (Para 28). The historic environment in West Berkshire shapes the District's identify and is a positive and irreplaceable resource, socially, educationally and economically as well as a frame and reference point for the creation of distinctive places. The policy has been developed to provide further clarification for Development Management (DM) purposes. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in the table below. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 74 SA/SEA Summary of DM11 Non-designated heritage assets

Policy DM11 Non-designated heritage assets (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect non-designated heritage assets, which will help to protect, conserve or enhance the built and historic environment. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM12 Registered Parks and Gardens

This is a new policy proposed for inclusion in the LPR. The NPPF sets out that non-strategic polices should be used to set out more detailed policies for specific areas, neighbourhoods or types of development (Para 28). The historic environment in West Berkshire shapes the District's identify and is a positive and irreplaceable resource, socially, educationally and economically as well as a frame and reference point for the creation of distinctive places. The policy has been developed to provide further clarification for Development Management (DM) purposes. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in the table below. No Main Modifications were proposed for this policy.

Table 75 SA/SEA Summary of DM12 Registered Parks and Gardens

Policy DM12 Registered Parks and Gardens (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect registered parks and gardens, which will help to protect, conserve or enhance the historic environment. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM13 Registered Battlefields

This is a new policy proposed for inclusion in the LPR. The NPPF sets out that non-strategic polices should be used to set out more detailed policies for specific areas, neighbourhoods or types of development (Para 28). The historic environment in West Berkshire shapes the District's identify and is a positive and irreplaceable resource, socially, educationally and economically as well as a frame and reference point for the creation of distinctive places. The policy has been developed to provide further clarification for Development Management (DM) purposes. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in the table below. No Main Modifications were proposed for this policy.

Table 76 SA/SEA Summary of DM13 Registered Battlefields

Policy DM13 Registered Battlefields (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect the registered battlefield, which will help to protect, conserve or enhance and historic environment. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM14 Assets of Archaeological Importance

This is a new policy proposed for inclusion in the LPR. The NPPF sets out that non-strategic polices should be used to set out more detailed policies for specific areas, neighbourhoods or types of development (Para 28). The historic environment in West Berkshire shapes the District's identify and is a positive and irreplaceable resource, socially, educationally and economically as well as a frame and reference point for the creation of distinctive places. The policy has been developed to provide further clarification for Development Management (DM) purposes. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in the table below. No Main Modifications were proposed to this policy.

Table 77 SA/SEA Summary of DM14 Assets of Archaeological Importance

Policy DM14 Assets of Archaeological Importance (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect assets of archaeological	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide

Policy DM14 Assets of Archaeological Importance (See Appendix 6 for the full SA/SEA)	Summary of effects
importance, which will help to protect, conserve or enhance and historic environment. No negative impacts have been identified.	**Duration:** Permanent **Timing:** Long Term

DM15 Trees, Woodland and Hedgerows

This is a new policy proposed for inclusion in the LPR. The NPPF notes the role that trees can make to the character and quality of urban environments and their role in helping to mitigate and adapt to climate change. It also recognises that opportunities need to be taken to incorporate trees in development, with long term maintenance of newly planted trees and retention of existing trees wherever possible. The policy has been developed to provide further clarification for DM purposes. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in the table below. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 78 SA/SEA Summary of DM15 Trees, Woodland and Hedgerows

Policy DM15 Trees, Woodland and Hedgerows (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive impacts on environmental sustainability as a result of the policy seeking to protect and enhance trees, woodland and hedgerows. There are also a number of indirectly positive impacts on environmental sustainability as a result of the benefits trees, woodlands and hedgerows can bring in relation to climate change, soil and water quality. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM16 First Homes Exception Schemes

The Government introduced First Homes in April 2021, the policy is proposed for inclusion in the LPR as a result. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in table 76 below. At Regulation 18 the policy was called Entry Level Exception Schemes, however, the title has been changed to fit with the Government's wording this has not changed the outcome of the SA/SEA as the policy wording itself has remained the same. No Main Modifications were proposed to this policy.

Table 79 SA/SEA Summary of DM16 First Homes Exception Schemes

Policy DM16 First Homes Exception Schemes (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on social sustainability is likely as the policy seeks to deliver affordable housing for first time buyers with a local connection. There are also likely to be a positive impact on economic sustainability as new development on the edge of towns and villages can help to support viability and vitality of the local centre. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM17 Rural Exception Housing

Policy C2 was included in the Housing Site Allocations DPD to allow small scale rural exemption housing schemes adjacent to rural settlements to meet identified local needs. The policy approach needs to be updated to take into account schemes proposed adjacent to rural Service Centres as well as those lower down the settlement hierarchy. A summary of the SA/SEA is set out below. No Main Modifications were proposed to his policy.

Table 80 SA/SEA Summary of DM17 Rural Exception Housing

Policy DM17 Rural Exception Housing (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. The policy will have a significantly positive impact on social and economic sustainability as it will deliver affordable housing in rural areas. There are a number of unknown sustainability impacts as the impacts would depend on the location of any proposals coming forward. Mitigation measures would be vital to ensure that there would be no negative impacts.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM18 Self and Custom Build

Policy CS4 was included in the Core Strategy relating to Housing Type and Mix, which included Self and Custom build. The principles of the policy are considered to be appropriate to carry forward into the LPR, however, given the increased role of self and custom build, and the high demand for self and custom building housing in West Berkshire, it is considered that for providing further clarification for Development Management purposes a separate policy for Self and Custom Build would be beneficial. No Main Modifications were proposed to this policy.

Table 81 SA/SEA Summary of DM18 Self and Custom Build

Policy DM18 Self and Custom Build (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. The policy will have a positive impact on social and economic sustainability as it will deliver specialist housing. There are a number of unknown sustainability impacts as the impacts would depend on the location of any proposals coming forward. Mitigation measures would be vital to ensure that there would be no negative impacts. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM19 Specialised Housing

Policy CS4 was included in the Core Strategy relating to Housing Type and Mix, which included specialised housing. The principles of the policy are considered to be appropriate to carry forward into the LPR, however, it is considered that to provide further clarification for Development Management purposes a separate policy for specialised housing would be beneficial, especially given the findings of the Housing Needs Assessment which identifies notable growth in the population of older persons (65+) and the projected ruse in the number of people with long-term health problems or disabilities. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 82 SA/SEA Summary of DM19 Specialised Housing

Policy DM19 Specialised Housing (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. The policy will have a positive impact on social and economic sustainability as it will deliver specialist housing. There are a number of unknown sustainability impacts as the impacts would depend on the location of any proposals coming forward. Mitigation measures would be vital to ensure that there would be no negative impacts. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM20 Gypsies, Travellers and Travelling Showpeople

Policy CS7 of the Core Strategy and TS3 of the Housing Site Allocation set out the policies for development for Gypsies, Travellers and Travelling Showpeople. National policy has changed, in relation to the definition of a 'Traveller' since the Gypsy and Traveller Accommodation Assessment (GTAA) was completed in 2015 and so the policy needs to be updated to reflect the current needs for Travellers, although the overall principle of the policy remains appropriate to be carried forward into the LPR. The plan review also allows for a separate Gypsy, Traveller and Travelling Showpeople policy to be taken forward. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy, taking into account a further change to the definition of 'Traveller' since the GTAA was updated in 2021.

Table 83 SA/SEA Summary of DM20 Gypsies, Travellers and Travelling Showpeople

Policy DM20 Gypsies, Travellers and Travelling Showpeople (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are positive impacts in relation to social sustainability as the policy provides the framework to provide specific locations for plots/pitches for gypsies, travellers and travelling showpeople. This results in positive impacts in relation to provision of specialist housing, and improving access to community services and facilities. There are also positive impacts on environmental sustainability identified in relation to the provisions in the policy wording for the natural, built and historic environment. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM21 Retention of Mobile Home Parks

Policy HSG14 is included within the current Saved Policies Local Plan. The dated nature of the Saved Policies Local Plan means that the principles of the policy need to be considered alongside other housing type and mix policies. No Main Modifications were proposed to this policy.

Table 84 SA/SEA Summary of DM21 Retention of Mobile Homes Parks

Policy DM21 Retention of Mobile Homes Parks (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a positive social sustainability impact as the policy looks to safeguard mobile home parks except where affordable housing schemes are proposed. No negative impacts are identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide

Policy DM21 Retention of Mobile Homes Parks (See Appendix 6 for the full SA/SEA)	Summary of effects
	Duration: Permanent **Timing:** Long Term

DM22 Residential use of Space above Non-Residential Units

Policy HSG13 is included within the Saved Policies Local Plan. The policy needs to be updated to take into account the latest evidence from the Western Berkshire Retail and Commercial Leisure Assessment 2016 and other assessments. No Main Modifications were proposed to this policy.

Table 85 SA/SEA Summary of DM22 Residential use of space above non residential units

Policy DM22 Residential use of space above non-residential units (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability through the reuse of vacant spaces above existing units. This will also have a significantly positive impact on economic sustainability as it seeks to support town and village centre viability and vitality. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM23 Housing Related to Rural Workers

Policy ENV27 is included within the Saved Policy Local Plan and Policy C5 is included in the Housing Site Allocations DPD. The policy approach needs to be updated to provide more clarity for Development Management purposes. No Main Modifications were proposed to this policy.

Table 86 SA/SEA Summary of DM23 Housing Related to Rural Workers

Policy DM23 Housing Related to Rural Workers (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Significantly positive impacts on economic and social sustainability are likely as the policy sets out where development will be allowed to support workers in rural businesses. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM24 Conversion and/or Re-use of Existing Redundant and Disused Buildings in the Countryside to Residential Use

Policy C4 is included within the Housing Site Allocations DPD. The principles of the policy are still relevant and are to be carried forward in the LPR with further clarification for development management purposes. No Main Modifications were proposed to this policy.

Table 87 SA/SEA Summary of DM24 Conversion and/or Re-use of Exiting Redundant and Disused Buildings in the Countryside to Residential Use

Policy DM24 Conversion and/or Re-use of Existing Redundant and Disused Buildings in the Countryside to Residential Use (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is a significantly positive impact on environmental sustainability as the policy will result in the redevelopment of previously development land. There is a likely positive impact on environmental sustainability as the policy seeks to provide the context for the redevelopment of existing redundant buildings in the countryside. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM25 Replacement of Existing Dwellings in the Countryside

Policy C7 is included within the Housing Site Allocations DPD. The principles of the policy are still relevant and are to be carried forward into the LPR with further clarification for development management purposes. No Main Modifications were proposed to this policy.

Table 88 SA/SEA Summary of DM25 Replacement of Existing Dwellings in the Countryside

Policy DM25 Replacement of Existing Dwellings in the Countryside (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall natural impact on sustainability. A significantly positive environmental sustainability impact is likely as the policy seeks to make use of PDL through the redevelopment of existing dwellings. There are likely positive environmental impacts as the policy also seeks to protect the natural and historic environmental. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM26 Extension of residential curtilages

Policy C8 is included within the Housing Site Allocations DPD. The principles of the policy are still relevant and are to be carried forward into the LPR with further clarification for development management purposes. No Main Modifications were proposed to this policy.

Table 89 SA/SEA Summary of DM26 Extension of residential curtilages

Policy DM26 Extension of residential curtilages (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are positive impacts identified in relation to environmental sustainability in relation to protection of the landscape and biodiversity. There is also a likely positive impact on social sustainability as the policy requires proposals to protect road safety. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM27 Sub-division of Existing Dwellings in the Countryside
This is a new policy added since Regulation 18 to reflect requirements in the NPPF in relation to exceptions to housing in the countryside. It is considered necessary to have a local policy to reflect the local situation. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 90 SA/SEA Summary of DM27 Sub-division of Existing Dwellings in the Countryside

Policy DM27 Sub-division of Existing Dwellings in the Countryside (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability as the policy will be making best use of previously developed land. There are also positive environmental sustainability impacts identified in relation to protection of the countryside and heritage assets. There are positive social sustainability impacts as the policy seeks to ensure accessibility services and facilities, while providing a context for additional dwellings to be provided to meet local housing needs.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM28 Residential Extensions
The current Local Plan includes a policy relating to extension of residential dwellings in the countryside. However, given that more applications are coming forward for residential extensions across the district it is considered necessary to have a specific policy to manage all residential extensions and provide further clarity for DM purposes. No Main Modifications were proposed to this policy.

Table 91 SA/SEA Summary of DM28 Residential Extensions

Policy DM28 Residential Extensions (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy will have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability as the policy aims to protect the special qualities of the AONB as well as local character outside the AONB. There are also likely to be positive environmental sustainability impacts as the policy seeks to protect trees and biodiversity and heritage assets as well as making best use of PDL. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM29 Residential Annexes
This is a new policy added since Regulation 18. It will assist in decision making and will give clarity to customers embarking on an annexe project. No Main Modifications were proposed to this policy.

Table 92 SA/SEA Summary of DM29 Residential Annexes

Policy DM29 Residential Annexes (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be positive impact on environmental sustainability as the policy relates to PDL. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High

	Scale: District Wide **Duration:** Permanent **Timing:** Long Term

Residential Space Standards

This policy was added following Regulation 18 in response to changes in the NPPF in relation to space standards for residential development. However, as it is covered national level it is not considered necessary. Therefore, the policy has been deleted.

DM30 Residential Amenity

This is a new policy added since Regulation 18. There was limited information on this in the Core Strategy and the policy is considered to help to fill out the policy approach to the assessment of impacts on residential amenity. It will aid the assessment of schemes and give clarity to users of the policy. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 93 SA/SEA Summary of DM31 Residential Amenity

Policy DM30 Residential Amenity (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts on environmental and social sustainability have been identified in relation to pollution management and requirements for adequate amenity space to be provided. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM31 Designated Employment Areas

Policy CS9 was included within the Core Strategy. The safeguarding of employment areas is seen as important to support the economic base of the district. The policy approach has been updated in light of the evidence from the Final Economic Market Area Assessment (FEMA) and the Economic Land Review (ELR, 2022 and updated in 2022)[22]. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

[22] Economic Market Area Assessment and Employment Land Review (2020, updated 2022) https://www.westberks.gov.uk/local-plan-evidence

Table 94 SA/SEA Summary of DM32 Designated Employment Areas

Policy DM31 Designated Employment Areas (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy seeks to protect employment land. There is likely to be a positive impact on environmental sustainability as the policy seeks development within existing employment areas which would be development on PDL.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM32 Development within AWE

AWE is a significant employer within West Berkshire and given the nature of the business any development on the site needs to be carefully managed. Given the specialist nature of activity within the sites, these sites are not Designated Employment Areas (DEAs) and are not covered by policies SP21 and DM35. No Main Modifications were proposed to this policy.

Table 95 SA/SEA summary for Development within AWE

Policy DM32 Development within AWE (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have a neutral impact on sustainability. Two positive impacts on environmental and economic sustainability have been identified in relation to use of PDL and making effective and efficient use of employment land. No other sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Eastern Area **Duration:** Permanent **Timing:** Long Term

DM33 RAF Welford and Denison Barracks

During the course of the examination, the Council was asked to propose a specific new policy relating to specialist MOD sites located in the district. As this was a request from the Inspector no other alternatives were considered. The policy has been subject to SA/SEA, with the summary set out in the table below.

Table 96 SA/SEA Summary of DM33 RAF Welford and Denison Barracks

Policy DM33 RAF Welford and Denison Barracks (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be positive impacts on social sustainability as the policy seeks to safeguard key MOD sites in West Berkshire and ensure that development does not prejudice their operations.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM34 Retail Parks

SHOP3 is included within the West Berkshire District Local Plan 1991 – 2002 (Saved Policies 2007). The principle of the policy is still relevant and is to be carried forward into the LPR. The policy has been updated to reflect changing circumstances on the ground and for clarification for development management purposes. No Main Modifications were proposed to this policy.

Table 97 SA/SEA summary for Retail Parks

Policy DM34 Retail Parks (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to economic sustainability as the policy seeks to protect the viability and vitality of town centres as well as making best use of existing land. No other sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** High **Scale:** Eastern Area **Duration:** Permanent **Timing:** Long Term

DM35 Sustaining a prosperous Rural Economy

Policy ENV19 is included within the West Berkshire District Local Plan 1991 – 2002 (Saved Policies 2007), with policy CS10 included in the Core Strategy, both relating to supporting the rural economy. The principles of the policies are still relevant and are to be carried forward into the Local Plan Review with further clarification for development management purposes. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 98 SA/SEA Summary of DM35 Supporting the Rural Economy

Policy DM35 Supporting the Rural Economy (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy seeks to support the rural economy. There are also likely positive environmental sustainability impacts as a result of the policy's requirements for protection of the landscape character and heritage assets. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM36 Farm Diversification

Policy ENV16 is included within the West Berkshire District Local Plan. The principles of the policy are still relevant and are to be carried forward into the LPR, with further clarification for development management purposes. No Main Modifications were proposed to this policy.

Table 99 SA/SEA Summary of DM36 Farm Diversification

Policy DM36 Farm Diversification (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a positive impact on environmental sustainability as the policy seeks to protect the natural, built and historic environmental as well as	**Overall Effect:** Neutral **Likelihood:** Medium

Policy DM36 Farm Diversification (See Appendix 6 for the full SA/SEA)	Summary of effects
pollution that could result from proposed development. There is also a likely positive impact on economic sustainability as the policy supports farm diversification in certain circumstances.	**Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM37 Equestrian and Horseracing Industry

Policy ENV29 is included in the West Berkshire District Local Plan, with CS12 included in the Core Strategy, both relating to the Equestrian/Racehorse industry. The principles of the policy are still relevant and so will be carried forward into the LPR, with further clarification for development management purposes. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 100 SA/SEA Summary of DM37 Equestrian and Horseracing Industry

Policy DM37 Equestrian / Racehorse Industry (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be positive economic sustainability impacts as the policy seeks to support the equestrian/horseracing industry. There are also positive environmental sustainability impacts as the policy seeks to protect biodiversity, landscape character and the historic environment as well as ensure there is no pollution resulting from the development that could impact on noise, air or water quality. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM38 Development on Existing Educational and Institutional Sites in the Countryside

Policy ENV27 is included in the WBDLP relating to development on educational and institutional sites in the countryside. The policy is a positive policy to enable development to meet the changing needs and operational requirements of these sites. These specific instances are not referred to in the NPPF, therefore, it is considered appropriate to retain the policy with some clarifications for development management purposes. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 101 SA/SEA Summary of DM38 Development on Existing Educational and Institutional Sites in the Countryside

Policy DM38 Development on Existing Educational and Institutional Sites in the Countryside (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely positive impacts on social and economic sustainability associated with supporting development required to meet the needs and operational requirements of the educational or institutional site. There are also likely positive environmental sustainability impacts as the policy requires consideration of the landscape character and heritage assets. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM39 Local Community Facilities

The WBDLP includes policy SHOP5 on local village shops. Following the latest evidence from the Western Berkshire Retail and Commercial Leisure Assessment and changes in the Use Class Order the policy has been updated and now considers any local community facilities. No Main Modifications were proposed to this policy.

Table 102 SA/SEA Summary of DM39 Local Community Facilities

Policy DM39 Local Community Facilities (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability as the policy seeks to safeguard existing community facilities and sets out the criteria for new community facilities. There is also a likely positive impact in relation to environmental sustainability as the policy seeks to ensure development are accessible to the community it services. There is also a positive social and economic sustainability impact as the policy seeks to support the viability and vitality of town and village centres.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM40 Public Open Space

Policies RL1, RL2, RL3 are included within the West Berkshire District Local Plan. The principles of these policies are still relevant and are to be carried forward into the LPR with further clarification for development management purposes. The policies have also been combined into a single Public Open Space Policy to prevent repetition of policy wording. No Main Modifications were proposed to this policy.

Table 103 SA/SEA Summary of DM40 Public Open Space

Policy DM40 Public Open Space (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental and social sustainability as the policy promotes good quality open space which will promote healthy lifestyles and provide biodiversity benefits. There is likely to be a positive environmental impact in relation to climate change as the GI provided by the policy can act as a sink for GHGs. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM41 Digital Infrastructure

The NPPF requires that LPAs should support electronic communications networks, including full fibre broadband connections (Para 14). As a result it is proposed to include a specific policy on digital infrastructure in the plan. No other alternatives have been considered. At Regulation 18 the policy was called ‘Promotion of Fibre to the Premises (FTTP)’ this has been updated to take into account a broader range of digital infrastructure. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 104 SA/SEA Summary of DM41 Digital Infrastructure

Policy DM41 Digital Infrastructure (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on all elements of sustainability as a result of improve access to IT facilities. There are also positive impacts identified in relating to environmental sustainability as the policy allowed for less travel through improved digital access. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM42 Transport Infrastructure

The WBDLP includes three policies relating to transport infrastructure, TRANS1a, TRANS1 and TRANS3. The principles of the policies are still considered relevant and will be carried forward into the LPR, however, references to specific schemes will not be carried forward as these are now largely complete. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 105 SA/SEA Summary of DM42 Transport Infrastructure

Policy DM42 Transport Infrastructure (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on environmental sustainability is likely as the policy seeks to promote alternative modes of travel such as walking, cycling, public transport and use of alternative fuels. There are also likely positive impacts on environmental sustainability in relating to a reduction of pollution due to the promotion of sustainable travel modes. No negative sustainability impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM43 Theale rail-road transfer site

Policy ECON7 is included in the West Berkshire District Local Plan 1991 – 2002 (Saved Policies 2007). The principle of the policy remains the same, to safeguard the railhead site from non-rail/road transfer development. The site is also safeguarded within the Minerals and Waste Local Plan (2022 – 2037). The policy was set out at Regulation 18 stage within the Designated Employment Areas (DEA) policy (DM31), but as the site is not a DEA it was considered appropriate for this site to have a standalone policy. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 106 SA/SEA Summary of DM43 Theale Rail-road transfer site

Policy DM43 Theale rail-road transfer site (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have a neutral impact on sustainability. A significantly positive impact on economic and environmental sustainability has been identified in relation to minerals consumption as the site is primarily used for the transportation of minerals. The other significantly positive impact identified is in relation to the use of the	**Overall Effect:** Neutral **Likelihood:** High **Scale:** District Wide **Duration:** Permanent

Policy DM43 Theale rail-road transfer site (See Appendix 6 for the full SA/SEA)	Summary of effects
rail network to move good and resources around, rather than the road network. No other sustainability impacts have been identified.	**Timing:** Long Term

DM44 Parking

The WBDLP included policy TRANS1 with policy P1 included in the Housing Site Allocations DPD. The principles of these policies are still considered relevant and so will be carried forward into the LPR, with further clarification for development management purposes. Details relating to non-residential parking were missing from the WBDLP and HSA DPD and therefore, details are proposed with the new policy. At Reg 18, the policy related to both parking and travel planning, however, as a result of representations made at the consultation and the publication of the Government's 'Decarbonising transport' plan in July 2021 two separate policies are now proposed. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 107 SA/SEA Summary of DM44 Parking

Policy DM44 Parking (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. The policy is likely to have a significantly positive impact on environmental sustainability as it seeks to provide parking for new development in the context of reducing the pollution from vehicle travel. As the update of EV charging points is unknown, there is an unknown impact on sustainability. Where there is a good update of the EV points there will be a positive impact on climate change.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

DM45 Travel Planning

At Regulation 18 DM36 covered both parking and travel plans. The Government's 'Decarbonising transport' plan was published in July 2021 and as Travel Plans are seen as an important part of encouraging the uptake of sustainable and active travel as well as supporting the use of infrastructure and facilities built into developments, a specific policy on Travel Planning is now proposed to be included within the LPR. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is included in the table below. Main Modifications were proposed during the course of the examination. The SA/SEA was reviewed in light of these modifications and the modifications did not result in any change to the overall SA/SEA outcome for the policy.

Table 108 SA/SEA Summary of DM45 Travel Plans

Policy DM45 Travel Planning (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. The policy is likely to have a positive impact on environmental sustainability as the policy seeks to promote sustainable travel which will have environmental benefits on air and water quality, as well as reducing climate change impacts. No negative impacts have been identified.	**Overall Effect:** Neutral **Likelihood:** Medium **Scale:** District Wide **Duration:** Permanent **Timing:** Long Term

5.6 Overall assessment of the plan

Table 109 Overall Sustainability Assessment of the LPR

Summary	**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 effects?*	**Duration** *Are the potential effects likely to be permanent or temporary?*	**Timing** *Are there potential effects short, medium or long term?*
Overall	Overall the LPR should have a **positive impact** on all strands of sustainability, economic, environmental and social	There is a **high** likelihood that there will be a positive impact on sustainability as a result of the plan if the policies are adhered to as expected.	Overall the plan should have a positive impact on sustainability at both the **local and district scale**	The Plan will have a **permanent** positive impact across the district.	The plan will have an impact over the **long term** as it is due to be in place until 2039.
Development Strategy: Our place based approach	The development strategy should have a **positive impact** in the short/medium/long term. Setting the spatial strategy for development has a positive impact on all element of sustainability helping to meet local needs.	There is a **high** likelihood that there will be a positive impact on sustainability, in particular social sustainability as this part of the plan seeks to ensure adequate housing provision to meet local needs.	The plan should have a positive impact on sustainability at both the **local and district scale**	The Plan will have a **permanent** positive impact across the district.	The plan will have an impact over the **long term** as it is due to be in place until 2039.
Our environment and surroundings	The policies around the environment and surrounding should have a **positive impact** on environmental and social as it aims to protect the environment while	There is a **high** likelihood that there will be a positive impact on sustainability , in particular environmental sustainability as this part	The plan should have a positive impact on sustainability, with many of the measures seen at a l**ocal** level to mitigate individual developments. However, this will have	The plan will have a **permanent** impact across the district.	The plan will have an impact over the **short, medium and long term** as developments come forward throughout the plan period.

Summary	**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 effects?*	**Duration** *Are the potential effects likely to be permanent or temporary?*	**Timing** *Are there potential effects short, medium or long term?*
	allowing well designed and appropriate developments to go ahead	of the plan seeks to protect the environment.	an in-combination positive impact on the environment at a **district level** when all developments are considered together.		
Delivering Housing	The allocation of housing should have a **positive** impact on social and economic sustainability impact as it seeks to deliver housing to meet identified local needs	There is a **high** likelihood that there will be a positive impact on sustainability, particularly in relation to social sustainability as the plan seeks to deliver housing t0 meet local neds.	The delivery of housing will have a positive sustainability impact at a **local** level as it helps to meet local housing needs, but there will also be a **district** wide positive impact as each development comes forward helping to meet overall housing needs.	The plan will have a **permanent** impact across the district.	The plan will have an impact over the **short, medium and long term** as developments come forward throughout the plan period.
Fostering Economic growth and supporting local communities	The consideration of employment sites, allocations and community facilities should have a **positive** economic and social sustainability as it seeks to deliver development to meet identified local needs to support the	There is a **high** likelihood that there will be a positive impact on sustainability, particularly in relation to economic sustainability as this part of the plan aims to help to meet the local employment needs for the district.	The delivery of employment and community facilities will have a positive sustainability impact at a **local** level, but will have an in combination positive impact at a **district** level.	The plan will have a **permanent** impact across the district.	The plan will have an impact over the **short, medium and long term** as developments come forward throughout the plan period.

Summary	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 effects?*	Duration *Are the potential effects likely to be permanent or temporary?*	Timing *Are there potential effects short, medium or long term?*
	local economy and communities.				
Non-Strategic Site Allocations	The allocated sites should have a **positive** impact on social sustainability impact as it seeks to deliver developments to meet identified local needs	There is a **high** likelihood that there will be a positive impact on sustainability.	The delivery of housing sites will have a positive sustainability impact at a **local** level, but will have an in combination positive impact at a **district** level.	The Plan will have a **permanent** impact across the district.	The Plan will have an impact over the **short, medium and long term** as developments come forward throughout the plan period.
DM policies	The policies should have a **positive** impact on all elements of sustainability as they seek to manage development across the district.	There is a **high** likelihood that there will be a positive impact on sustainability as a result of the Plan if the policies of the Plan are adhered to as expected.	The implementation of the DM policies will have a positive sustainability impact at a **local** level as they seek to manage development proposals coming forward.	The Plan will have a **permanent** impact across the district.	The Plan will have an impact over the **short, medium and long term** as developments come forward throughout the plan period.

6 Implementation

The SEA Regulations[23] (Environmental Assessments of Plans and Programmes Regulations 2004) requires that the significant environmental effects of implementing a plan of 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 significant sustainability effects as well as the environmental effects.

The suggested monitoring regime includes

- Determination of the scoping of monitoring
- Identification of the necessary information
- Identification of existing sources of information

[23] The SEA Regulations Environmental Assessments of Plans and Programmes Regulations 2004 https://www.legislation.gov.uk/uksi/2004/1633/contents/made

    - Data at project level
    - General environmental monitoring
    - 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

The monitoring framework has been set out, and the key indicators to be monitored and relevant conclusions will be included in the Annual Monitoring Reports. The monitoring framework is set out in Appendix 1 of the LPR and contains more detail on the monitoring indicators and how they will be measured.

Potential indicators have been proposed in the Scoping Report context and baseline (see table 5) for each of the SA sub-objectives, drawing from existing sources to ensure the recording of data for the indicator is already established. 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 some cases, information used in monitoring will be provided by outside bodies.

7 Conclusions on the Overall Sustainability of the LPR

The SA/SEA shows that the impact on the LPR on sustainability has been taken into account, and the most appropriate options for the plan have been taken forward. The plan seeks to direct development to the most appropriate locations for that type of development, setting out policies and allocating sites, to deliver sustainable development in West Berkshire.

Appendix 1 – SA/SEA Scoping Report Consultation Responses

	Respondent	Comments	Council Response
1	Historic England	General advice on Sustainability Appraisal and the historic environment is set out in Historic England's Advice Note 8 "Sustainability Appraisal and Strategic Environmental Assessment"	Guidance has been accessed and will be used to inform the SA.
		Prefer a separate objective specifically for the historic environment/ heritage assets – the natural and historic environments are both significant matters in their own right, worthy of separate consideration. There is a danger that conflating the two could mask effects on one or the other.	They are separated in the sub-objectives with associated indicators.
		Reference should be made to the significance of the historic environment/heritage assets – the significance is what is important about heritage assets and what should be conserved or enhanced (as well as the asset itself).	Text amended to distinguish significance.
		Objective 5 should be accorded particular importance in any ranking, having regard to statutory requirements for listed buildings, scheduled monuments and conservation areas and the clear indications in the National Planning Policy Framework that heritage assets should be conserved and enhanced.	Noted.
		Appendix 1: List and Review of Relevant Plans, Programmes and Strategies reference should be made to the 2016 Culture White Paper	Added to Appendix 1. TBC
		Other relevant background documents for the historic environment should ideally be specified e.g. the West Berkshire Historic Environment Record, the West Berkshire Historic Landscape Characterisation, Conservation Area Character Appraisals, any archaeological studies etc.	These are technical documents at a level that is too detailed to be included in Appendix 1. Some hyperlinks are included the baseline text.
		We consider the baseline data for the historic environment to be largely adequate. However, on the 2017 Heritage at Risk Register there are eleven assets deemed to be at risk: three listed	Included in Table 3 in Appendix 2.

	Respondent	Comments	Council Response
		structures, four scheduled monuments, three Registered Historic Parks and Gardens and one dual designation (listed and scheduled). It should be noted that outside London, the Register does not include Grade II listed secular buildings. Has the Council undertaken a survey of Grade II listed buildings and/or completed Historic England's annual survey of Conservation Areas to see if any are at risk ? If not, these should be identified as gaps in the baseline. The historic environment baseline should describe the current and future likely state of the historic environment and be both quantitative and qualitative. What are the trends in the condition of the historic environment? It would be helpful to state how many structures, places and buildings of local interest are on the Council's local list and how many of the 52 conservation areas have up-to-date Character Appraisals and/or Management Plans. We agree, in principle, with the sustainability issue relating to the historic environment. However, we would expect a reference to heritage assets at risk within West Berkshire. We welcome the suggested indicators, although the reference to the HER is erroneous - the reference should be to the Heritage at Risk Register. We would also suggest adding: • % of Conservation Areas in West Berkshire with an up-to-date character appraisal (and management plan); • the number of major development projects that enhance the significance of heritage assets or historic landscape character; • the number of major development projects that detract from the significance of heritage assets or historic landscape character; and	Text added to clarify the 'gap'. Text covers the current state so far as is known and gaps have been acknowledged which makes detecting 'trends' in 'future' difficult other than an anticipated development pressure. Text added. Reference added. Corrected. Indicators included.

	Respondent	Comments	Council Response
		Although a point to raise when commenting on the Local Plan Review, we mention now that Local Plan Objective F should refer to the historic environment alongside (or preferably separately from) the natural and built environment. Not all historic features are "built". In fact, the National Planning Policy Framework specifically refers to the historic environment (distinguishing it from the built environment in paragraph 7) and even defines it. It is therefore clear that "built environment" and "historic environment" are not interchangeable terms.	Objective amended.
2		Natural England has not reviewed the plans listed. However, we advise that the following types of plans relating to the natural environment should be considered where applicable to your plan area; □ Green infrastructure strategies. □ Biodiversity plans. □ Rights of Way Improvement Plans. □ River basin management plans. □ AONB and National Park management plans. □ Relevant landscape plans and strategies.	Noted and already included.
		Natural England advise including baseline data (and a related indicator) on the critical loads, levels, and background levels of pollutants, and in particular nitrogen deposition and oxides of nitrogen (both associated with vehicular usage) for designated sites of National importance (Sites of Special Scientific Interest - SSSIs) and sites of European importance (Special Protection Areas - SPAs, Special Areas of Conservation - SACs and Ramsars). This information can be found on the APIS website. The protection of designated sites is covered e.g. in paras 118 and 119 of the NPPF, along with air quality which is covered in para. 124.	Reference added. Noted.

	Respondent	Comments	Council Response
	Natural England	Please see attached Annex A for further advice on sources of local plan evidence on the natural environment. Water Quality is raised as part of the Climate Change and Resource Efficiency section (page 18). Natural England would like to advise that water quality also be included in the Biodiversity and Green Infrastructure section (page 19) due to designated site (specifically, the River Kennet SSSI and the River Lambourn SSSI/SAC) sensitivity to high phosphorus concentrations and their subsequent vulnerability with regard to package treatment plant and septic tank usage. The SA5 objective emphasises the protection of designated sites. There is a risk that in some situations, development on land of limited biodiversity value in its own right can lead to the creation of islands of biodiversity, permanently severed from other areas. We therefore suggest adding to the Sustainability Objectives indicators to ensure that current ecological networks are not compromised, and future improvements to habitat connectivity are not prejudiced. The SA6 objective emphasises the maintenance and improvement of water quality. Natural England advise that water quality of the River Kennet SSSI and the River Lambourn SSSI/SAC designated sites should be given particular consideration (and be monitored through appropriate indicators), due to their sensitivity to high phosphorus concentrations and subsequent vulnerability with regard to package treatment plant and septic tank usage. The SA6 objective also emphasises the maintenance and improvement of soil quality. We note that strategic consideration and preservation of soils has been given due consideration, but has been referred to as “high grade agricultural land” in the indictor column on page 22 of the SEA Scoping document. We advise that this be changed to “Best and Most Versatile Agricultural Land Grades 1- 3a” for the avoidance of any doubt. We have no comments on this [ranking of objectives], however due regard must be given to legislative framework, for instance European sites and species are afforded the highest level of importance and protection.	Noted. Vulnerability of nutrients is included in Table 4 in Appendix 2. It is intended that policies will support the conservation and enhancement of habitats and species and will be applied to individual sites in advance of allocation and permission. WFD status as assessed by the Thames RBMP is included in the indicators. Indicator amended. Noted.

	Respondent	Comments	Council Response
		As set out in Planning Practice Guidance, you should be monitoring the significant environmental effects of implementing the current local plan. This should include indicators for monitoring the effects of the plan on biodiversity (NPPF para 117). The natural environment metrics in the baseline information are largely driven by factors other than the plan's performance. They are thus likely to be of little value in monitoring the performance of the Plan. It is important that any monitoring indicators relate to the effects of the plan itself, not wider changes. Bespoke indicators should be chosen relating to the outcomes of development management decisions. Natural England considers the indicators in the SEA document to provide relevant measures for the associated objectives on the whole (although please see Q7, above). Whilst it is not Natural England's role to prescribe what indicators should be adopted, the following additional indicators could also be appropriate to include in the SEA document: Biodiversity: □ Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance (e.g. SSSIs, SPAs, SACs etc.). □ Percentage of major developments generating overall biodiversity enhancement. □ Hectares of biodiversity habitat delivered through strategic site allocations. □ Natural England notes that reference has been made to veteran trees within the baseline data review, however has not been included as an indicator. Veteran trees could be included as a potential indicator alongside ancient woodland (Objective 5, page 22). Landscape: □ Amount of new development in AONB with commentary on likely impact. Green infrastructure: □ Percentage of population having access to natural greenspace within 400 metres of their home.	The chosen indicators will include reason for loss, damage or change and should identify the impact of development where relevant. Noted.

	Respondent	Comments	Council Response
		□ Hectares of accessible open space per 1000 population.	
3	Environment Agency	**Question 1:** Suggest reference to the revised climate change allowances (2016), first published in February 2016 in 'climate change and resource efficiency' section beginning on page 101. Suggest On page 106 the new allowances should be discussed in relation to the 2018 Strategic Flood Risk Assessment (SFRA) assessment on the effect of climate change on the extent of river flooding. Mention and discuss SFRA and flood risk sequential test as part of the evidence which informs the SA. Include reference to The Thames River Basin Management Plan (RBMP) 2015. This sets out the baseline 2015 WFD status for the water bodies within the Thames River Basin District (including West Berkshire). As part of the no deterioration objective of the WFD, there should not be a deterioration from this baseline. The RBMP also sets out the future objective status of the water bodies. These objectives should not be compromised by proposed growth. Therefore the Local Plan needs to ensure that's its policies and site allocations are compliant with this Include a Water Cycle Study (WCS) within the evidence documents section. Without this assessment of water quality it may be unclear if the local plan and its proposed growth will be acceptable within the constraints of the environment. Will growth result in a WFD status deterioration? Will it compromise the ability of the water body to reach its future objective WFD status? Is growth located in the most suitable locations to ensure deterioration does not occur? It is not for the Agency to insist on a WCS but is rather up to the inspector to decide if enough evidence has been provided on the impacts. Page 12 includes screening under the Habitats Directive, but this	Reference included in Appendix 2. Relevance of new allowances added to Appendix 2 Flood Risk but note the SFRA due in 2018 is still in draft. The sequential test is embedded in the SFRA which will inform the SA as mentioned in the report. Reference in Appendix 1 already exists. Clarification added about status objective not being compromised by development. The Council does not have a WCS but this is under consideration in preparation for the Local Plan Review.

	Respondent	Comments	Council Response
		now requires updating because the Conservation of Habitats and Species Regulations 2010 (2010 No. 490) were replaced by The Conservation of Habitats and Species Regulations 2017 (SI 2017/1012), which came into force on 30 November 2017. Special Protection Areas (SPA) can be omitted as there are no SPAs in West Berkshire.	Amended. Reference to SPA is for completeness with respect to the 5 km consultation zone of the Thames Basin and Heaths SPA that comes into the district.
		Questions 2 & 3	
		The out of date 2008/2015 SFRA is mentioned several times in the document, however the latest SFRA (currently in progress) should be used to inform the scope of the sustainability appraisal.	Noted. Reference is made in text to the need to take account of the new SFRA, due for publication in the first half of 2018.
		From a groundwater perspective the two most important baseline data in determining (at least on a spatial basis) future development planning would be our Source Protection Zone (SPZ) mapping and Groundwater Vulnerability mapping. These are both available on our website.	Additional wording entered under Water Quality to highlight these screening tools.
		We would also highlight that a register of formally designated, contaminated sites that should be held by West Berkshire council. This is not an exhaustive list of all site potentially impacted by contamination. It would include though some principal sites, where contamination has been confirmed as a risk to human of controlled water receptors. This should also be referred to as a key baseline data.	Section on Contaminated Land added to Water Quality in Appendix 2. Omitted reference to the Contaminated Land Strategy has been added to Appendix 1.
		The baseline for water quality only really mentions nitrate from agriculture. Point source effluent if one of the biggest reasons for poor water quality. Phosphate, Ammonia and Biochemical Oxygen Demand are elements which form part of the overall WFD classification for a water body. These would likely need to be considered as housing numbers increase and effluent volume also increases. Key questions to consider include: Can effluent permits be tightened to prevent impact on WFD? Are these proposed permits within technically feasible limits? Will the necessary Sewage Treatment Work infrastructure be able to accommodative increased effluent flows?	Text revised under Water Quality.

	Respondent	Comments	Council Response
		Questions 5 & 6	
		The sentence at the end of page 17 beginning 'the need to reduce impacts…' is confusingly worded. We suggest it should be changed to: "There is a need to reduce impacts on climate change through reduced emission of greenhouse gases, consumption of natural resources and vehicular movements. In addition, more sustainable designs are required to mitigate and adapt to the physical, financial and economic impacts of a potential rise in flooding and overall temperatures."	Amended as suggested.
		Diffuse pollution needs mention. The greatest issue with groundwater quality within West Berkshire is almost certainly nitrates. Almost three quarters of West Berkshire is designated as a Nitrate Vulnerable Zone, reflecting scale of the local impact. We would just suggest a simple line such as "Nitrates continue to impact significant fraction of aquifers across West Berkshire"	Text added acknowledging diffuse pollution more explicitly and suggested wording added to section on Water Quality, Appendix 2.
		The pressure from developments in relation to water quality, just refer to sewage (not specific on surface and groundwater). We are of the opinion that there should refer to wider issues (i.e. waste management). There is also no mention of contamination within the sustainability thematic topics. We would suggest something along the lines of the following: "As well as increased sewage pressures, development can pose other risks to water quality, this can could include inappropriate mobilising legacy contamination, waste management or site drainage."	Text amended as suggested.
		We are pleased to see that water quality appears to have been included. It identifies both the infrastructure capacity (ability of the network to accommodate higher effluent) and environmental capacity (ability of the receiving water to take the increase effluent without compromising water quality) of the receiving waters as potential issues to consider. These are two key topics that need to be considered.	Noted.

	Respondent	Comments	Council Response
		In Table 3, for the objective "To sustainably manage flood risk to people, property, and the environment" we suggest adding an additional indicator around the number of flood alleviation schemes developed to protect existing housing and infrastructure.	Indicator added.
		The suggested indicators for Biodiversity only include statutory nature conservation sites and priority habitats and species. Other indicators that should be included are non-statutory sites such as Local Wildlife Sites and habitats and species that are not within designated sites but are of local biodiversity importance. Protected species should also be included. SACs should be included as well as specific mention of the rivers due to their importance for biodiversity as blue corridors, particularly as part of green and blue infrastructure.	The 'TVERC' indicator cover the remaining sites in a comprehensive annual report including protected and priority habitats and species. SAC condition added to indicator.
		Remediation of contaminated site is only mentioned with regards to soil quality. Contamination of controlled waters (groundwater and to a lesser extent surface water), from historic uses of land is a major issue. These issues are principally resolved through the planning process. West Berkshire includes a number of sites which have had a significant legacy of groundwater contaminations (i.e. Stirling Way). The remediation of sites such that they are no longer impacting on water quality should also be included as indicator for water quality.	Section on contaminated land added to Appendix 2. Indicator added.
		In terms of water quality, Indicators appear rather reactive rather than proactive in nature. Forward planning and modelled future scenarios may be required to ensure compliance with directive objectives. This would ensure most suitable location and phasing of development.	Noted.
		For the objective "to maintain and improve water quality" we suggest adding the additional indicator "Deterioration in WFD status from 2015 baseline".	Indicator added.
		Appendix 1 – List and review of Relevant Plans, Programmes and Strategies	

	Respondent	Comments	Council Response
		International	
		Strategic Plan for Biodiversity 2011-2020. The final column (Implications for Sustainability Appraisal) should include enhancing biodiversity, not just protecting and preserving.	Amended in Appendix 1.
		EU Directives	
		The Birds Directive 2009 Directive 2009/147/EC – please add that Special Protection Areas (SPAs) are designated under this Directive. But also add that while there are no SPAs in West Berkshire, the south eastern corner of the District falls within the 5km zone of the Thames Basin Heath SPA.	SPA terminology added. Reference to TBH added.
		Policies and Strategies	
		Working with the grain of nature – A Biodiversity Strategy for England (DEFRA). In the fifth column (implications for the Local Plan) the wording should be stronger and we suggest: 'The Local Plan should include policies to protect and enhance biodiversity. Development should be refused if there are adverse impacts on biodiversity or alternatively appropriate and adequate mitigation and compensation measures must be implemented.	Text amended.
		We suggest that this section should include reference to our key groundwater document: - "The Environment Agency's approach to groundwater protection, November 2017 Version 1.1".	Reference added.
		National Legislation	
		The Conservation of Habitats and Species Regulations (as amended) – this should make reference to The Conservation of Habitats and Species Regulations 2017 (SI 2017/1012), which came into force on 30 November 2017 and replaced the 2010 Regulations.	Text referring to latest regulation added.

	Respondent	Comments	Council Response
		A piece of national legislation that is missing and so should be added is The Natural Environment and Rural Communities (NERC) Act (2006) that amends the Wildlife & Countryside Act and the CROW Act. It also places a duty on public bodies including Local Planning Authorities, to have regard to conserving biodiversity. Section 41 of the NERC Act lists species and habitats of principal importance that must be taken into account when public bodies are performing any of their functions.	Added.
		<u>Regional/Sub-regional</u>	
		Pleased to see that the Berkshire Biodiversity Strategy and specifically Biodiversity Opportunity Areas (BOAs) are included and that the SA will have objectives and indicators for the maintenance and enhancement of biodiversity.	Noted.
		Replacement Minerals Local Plan for Berkshire – this should include a sentence ensuring that biodiversity is not adversely impacted or alternatively that appropriate and adequate mitigation and compensation measures must be implemented.	
		Summary of Key Emerging Local Level Objectives	
		Biodiversity and Green Infrastructure (GI) – this should include the importance of rivers in GI, particularly as green or blue corridors.	Reference added to Appendix 1.
		Appendix 2 – Baseline information	
		<u>Biodiversity</u> (p.97), Table 4 – We welcome the wide-reaching nature of this section that recognises the importance of habitats outside of designated site. However, we would like to see a greater emphasis on the importance of rivers and their corridors for biodiversity and within green/blue infrastructure.	Text added.
		The description of The River Lambourn SAC should include the fact that it is a chalk stream. While rivers are a habitat of principle importance, chalk streams are recognised as being of particular importance and are a priority Biodiversity Action Plan habitat.	Text added

	Respondent	Comments	Council Response
		Flood risk (p.105) – please include the benefits of Natural Flood Management that both alleviate flooding and benefit biodiversity.	Text added
		Appendix 4 - Glossary	
		Defra – the definition should be amended to read: 'Department for Environment, Food and Rural Affairs.'	Amended
		SAC – please amend the definition to read: 'A European designation under the EC Habitats Directive that requires the establishment of a European network of important high-quality conservation sites to conserve habitats and species considered to be most in need of conservation at a European level (excluding birds). Together with Special Protection Areas (SPAs), they form a network of Natura 2000 sites. All SACs and SPAs are also designated as Sites of Special Scientific Interest (SSSI) under UK legislation.' The last two sentences could also be included under the SPA entry in the glossary.	Amended
		General comments • Table 1 and Table 5 are the same table- is it necessary to have these twice? • Page 27, second paragraph of '6. Stage A5 – Consultation' seems to still be in a template format and needs updating. • In Appendix 1, some documents appear to be listed twice for example: - Securing the future: Delivering UK Sustainable Development Strategy 2011 (page 42, 43) - Future Water: The Government's Water Strategy for England (DEFRA) 2008, 2011 (page 42, 45)	Noted. Template amended Duplication removed

Appendix 2 Summary of Baseline Information

Topic		Current Baseline	Evolution without Plan
Population and Human Health	Population growth and structure	The West Berkshire population in March 2021 was 161,400, this is an increase of 4.9% since the 2011 census. The West Berkshire population is expected to increase to 157,201 by 2039. The average age in West Berkshire is 43 years, with 23.3% of the population under 20 and 19.5% over 65 (2021 census).	The predicted level of population growth in the district puts increasing pressure on public services, housing and waste facilities. This in turn will put increasing pressure on natural resources, waste production and new developments meaning that natural resources may be lost and unsustainable waste disposal may occur. Inappropriate development may be approved which do not have a reliable source of minerals and do not include the most sustainable waste practices. Without an up to date plan it is more likely that there could be negative impacts from development as a result of out-of-date policies being used to control and manage development.
	Quality of life/social deprivation	There are typically low levels of depravation in West Berkshire, with West Berkshire being the 291st lowest deprived area in England (out of 326), although there are pockets of higher depravation across the district, the most deprived area in the District is the Greenham ward.	
	Health	The population of West Berkshire consider themselves to be relatively health (86% stated their health was 'good' on the 2011 census). However there are pockets of the district where health depravation is an issue. These areas are concentrated in the more urban areas of Newbury and Thatcham, and in the Eastern Urban Area of Calcot and Purley-on-Thames. Lambourn, Mortimer and Aldermaston also have higher rates of health deprivation.	
	Tourism and recreation of national and regional importance	Tourism does not form a significant part of the West Berkshire economy however, there are a number of heritage and cultural attractions within the district, including the North Wessex Downs Area of Outstanding Natural Beauty, several nation recreational routes for walking and cycling and the Kennet and Avon Canal.	
Material Assets (land use, transport, waste and minerals)	Infrastructure Network	At the centre of West Berkshire is the crossroads of the M4 motorway and the A34. The A4 and A339 also provide good road access through the district to major urban areas outside the district. A railway line travels through the centre of the district linking the district to the west country (to the west) and Reading and London to the east. A second railway runs along the north eastern boundary of the district with Oxfordshire providing links to Reading and London to the east and Oxford to the north. There are limited bus services outside the main urban areas.	With a predicted increase in population an increased demand on public transport and increasing pressure on the existing transport and waste management infrastructure is inevitable. Without an up to date plan is it likely that material assets and infrastructure may not be manged in the most appropriate way.

Topic		Current Baseline	Evolution without Plan
	Traffic and Congestion	There is a reliance on private cars for travel to work, with 71% of people show as travelling to work by car in the 2011 census. This is higher than the regional (66%) or national (63%) figures. There are a number of localised congestion hotspots across the district usually related to junctions with the strategic road network.	
	Waste and Mineral Infrastructure	West Berkshire's most abundant resources are sharp sand and gravel, soft sand, chalk and clay. Hard rock and marine dredged sand and gravel are also supplied through the two rail depots at Theale. Recycled aggregates are produced in the district, the 2017 mineral survey suggested that just over 300,000 tonnes of recycled aggregates were produced, with 60,000 tonnes of material for non-aggregate use. Mineral extraction has declined in West Berkshire over the last 10 years, with only 2 currently active quarries (both near the end of their lives) remaining. Processing of material is usually done by mobile processing plants on site, but there is a permanent processing plant at Colthrop Industrial Estate. There are a number of strategic areas in the district where there is a concentration of waste management facilities (Beenham / Padworth, Theale / Burghfield, Tadley and Newbury). Over time there has been a reduction in the reliance on landfilling, with increases in recovery and composting. Recycling has remained largely static.	
	Emergency Services	There is one hospital, West Berkshire Community Hospital, within the district. The hospital has a minor injuries unit and runs a number of clinics. However, for Accident and Emergency cases residents are required to travel out of the district. There is one police station in the district located in Newbury and five fire stations.	
	Economy and Employment	Berkshire has one of the highest performing local economies in England (in terms of GVA per head). 23T of GVA in Berkshire is generated by the ICT sector, compared with 6% nationally.	

Topic		Current Baseline	Evolution without Plan
		There are generally low levels on unemployment in the district (2.7% between July 2021 and June 2022 (ONS Annual Population Survey)).	
Biodiversity Flora and Fauna	Designations	There are 3 Special Areas of Conservation (SACs) (River Lambourn, Kennet and Lambourn Floodplain and Kennet Valley Alderwoods) 50 SSSIs covering 1,406ha of the district. These include, amongst other habitats, Ancient woodland, chalk grassland and chalk streams. There are no Special Protection Areas in the district, although the southern eastern corner of the district falls within the 5km buffer zone of the Thames Basin Heaths SPA. There are three Local Nature Reserves 508 Wildlife Heritage Sites and 17 Biodiversity Opportunity areas	Without the new Plan applications for development would be determined using the West Berkshire District Local Plan, Core Strategy and Housing Site Allocations DPD, all of which are somewhat dated, and the NPPF. This approach would not give consideration of the collective impacts or opportunities and may not address fully local circumstances. As such it is possible that designated sites may be impacted upon. Increase in traffic and congestion may worsen around designated sites should development be inappropriately located.
	Priority habitats and species	788 out of 943 protected species for conservation naturally in the UK Biodiversity Action Plan are present in West Berkshire and require positive action	
Soil, Geology and Geomorphology	Soils Superficial and Bedrock		With increasing development there are a number of threats to soil from compaction and soil sealing. This prevents waster infiltrating into the soil and can result in increased surface run off and promote soil erosion. There is also the threat of soil loss as a result of agriculture and this trend is likely to continue. Climate change is likely to increase pressure on soil. An increase in soil erosion is likely due to included wind speeds and increased flooding events.
	Geology	West Berkshire's underlying geology is Chalk, London Clay and Reading and Bagshot Beds. In many areas alluvial deposits and plateau gravels are superimposed upon this geology. West Berkshire main mineral resources are sharp sand and gravel, soft sand, chalk and clay. Hard rock and marine dredged sand and gravel are imported via the rail depots at Theale.	
	Designated and non-designated heritage sites	There is one regionally Important Geological / Geomorphological Site (RIGS) in the district at Rushall Farm Pit. Some SSSI's (identified above) have also been identified for their geomorphological value.	

Topic		Current Baseline	Evolution without Plan
	Contaminated land	There are two sites declared contaminated land under the Environmental Protection Act, and a further 1200 potentially contaminated land sites have been identified in the district.	
	Agricultural and Land Use	Agriculture is the largest land use in the district at 79% of the district. Over half of the agricultural land is under arable cropping, with around a third bring used for grazing.	
Water	Water Resources	The district is located within two water resources zones (the Kennet Valley Resources Zone and the Swindon and Oxfordshire Resources Zone). There are three main rivers flowing through the district, the River Kennet, River Lambourn and River Pang, in addition to the River Thames forming the north eastern boundary of the district. The main groundwater resource is the chalk aquifer that underlies much of eastern and southern England. The district is included within an area identified with “serious levels of water stress”	Without the new Local Plan applications for development would be determined using the West Berkshire District Local Plan, Core Strategy and Housing Site Allocations DPD, all of which are somewhat dated, and the NPPF. This approach would not give consideration of the collective impacts or opportunities and may not address fully local circumstances. As such, it is possible the aquatic environment is at risk either from contamination via leachate or aquifer systems of potentially form the flooding of waste sites.
	Water Framework Directive	A Catchment Flood Management Plan has been developed for the River Thames. While the river Thames does not flow through West Berkshire, it flows along its north eastern boundary of the district with Oxfordshire, the rivers flowing though West Berkshire are tributaries to the Thames, joining the Thames outside of West Berkshire.	
	Flood Risk	Flood risk in West Berkshire is widespread, arising from not only rivers but also from surface water and groundwater. Widespread flooding of homes and businesses occurred most recently in Winter 2013/14 and July 2007.	
	Water Quality	The River Lambourn SAC has been designated as a Nutrient Neutrality Zone due to high levels of phosphorus. A small area of the River Test Catchment area falls within the south west corner of West Berkshire and has also been designated as a Nutrient Neutrality Zone. Groundwater sources protection zones have been identified by the Environment Agency. There are 25 SPZs in the district.	
Climate Change and Air Quality	Air Quality	There are two Air Quality management areas in West Berkshire. One in Central Newbury along a section of the A339 and the other along a section of the A4 in Thatcham.	Development can generate carbon dioxide and methane which are both greenhouse gases. In the absence of an up to date plan Local Plan opportunities to implement alternative forms of energy

Topic		Current Baseline	Evolution without Plan
		Since the declaration of the AQMAs and the implementation of the Air Quality Management Plan levels of nitrogen dioxide are declining.	and reduce use of fossil fuels may be missed. The UK is likely to see more extreme weather events, including hotter and drier summers. Vehicle movements associated with development will generate CO_2 emissions and nitrogen dioxide and without an up to date plan to ensure these factors are fully considered, there would be the potential for development to take occur is less sustainable locations where there is likely to be a greater generation of CO_2 emissions. The reduction in CO_2 emissions previously seen in the district will become increasingly hard to achieve particularly as this is likely to be affected by new developments and the increased traffic associated with those new developments.
	Climatic Factors	The Department of Energy and Climate Change have produced UK local authority and regional carbon dioxide emissions national statistics for 2005 – 2016. The data suggests that West Berkshire has a slightly higher CO_2 emission per capita (6t) when compared to the south east region (5t) and the UK as a whole (5.4t). The highest proportion of CO_2 emissions in West Berkshire comes from the transport sector at 36%. While transport is the highest proportion of CO_2 emissions regionally (45%) nationally the highest proportion if from Industrial/Commercial sectors (40%) In West Berkshire there has been a 33% decrease in CO_2 emissions per capita between 2005 and 2016 (from 8.9t in 2005 to 6t in 2016). West Berkshire Council declared a Climate Emergency in July 2019.	
Historic Environment	Designated Heritage Assets	There are 1877 listed buildings in West Berkshire (42 Grade I, 109 Grade II* and 1,728 Grade II). 90 sites/structures identified as Scheduled Monuments. 12 registered parks and gardens 2 historic battlefields There are 15 listed buildings/structures included on the Historic England Heritage at Risk Register (2 grade I, 4 Grade II*, 3 Registered parks and gardens, 4 Scheduled monuments). 54 conservation areas	In the absence of the new Local Plan applications for development would be determined against the saved policies of the existing West Berkshire District Local Plan, Core Strategy and the Housing Site Allocations DPD and against the policies of the NPPF. This approach may not give consideration of the collective impacts or opportunities and may not address fully local circumstances. As such, it is possible that archaeological sites may be impacted upon, and archaeological remains may be needlessly destroyed. Further traffic and congestion may worsen around important sites.
	Historic Landscape Character	The Historic Environment Character Zoning (HECZ) project carried out by West Berkshire's Archaeology service provides a comprehensive account of the historic environment. The district has been divided into 23 Historic Character Areas 9HECAs), which are in turn sub-divided into 91 Historic Environment Character Zones (HECZs). Each HECA has a	

Topic		Current Baseline	Evolution without Plan
		similar landscape historic and evolution as well as geographical characteristics. HECZs have common traits in archaeological monuments, buildings, land-use of settlement patterns.	
	Other known and unknown features	Over 5000 other heritage assets are recorded in the Historic Environmental Record.	
Landscape and Visual Amenity	Designated Landscapes	The North Wessex Downs Area of Outstanding Natural Beauty (AONB) covers 74% of West Berkshire, to the north of the district. The Berkshire Landscape Character Assessment (2003) identifies 14 landscape types which are subdivided into potential character areas. The main landscape characters identified in West Berkshire are Chalk Scarp, Woodland and Heathland Mosaic, Farmed Chalk Mosaic, Wooded Downland, Open Downlands and Elevated Wooded Chalk slopes.	Landscapes can change by a variety of physical, environmental and man-made influences. Increased development pressures, particularly in the South East has the potential to threaten the landscape character and could result in the loss of unique landscape features. Mineral and Waste sites have the potential to alter the landscape and visual amenity in a negative way. The development of the Local Plan will ensure adequate protection is given to the protection of landscape character, especially within the AONB. Agricultural pressures and climate change could also have an effect with potential increase in erosion and flooding events resulting in changes in livestock, crops and land uses.
	Tranquillity	West Berkshire is largely rural in nature where tranquillity will form part of the character of the area.	
	Local Green Space	Local Green Space is designated through Neighbourhood Plans. West Berkshire have 12 Local Green Spaces. 5 in Stratfield Mortimer and 7 in Compton.	

Limitations

The information presented in this report is the result of a desk-based review of publically available data and no formal requests for records, data of information have been made.

The March 2021 census data is not yet fully available and therefore, where not available the 2011 census data has been used.

Appendix 3 Summary of Relevant Plans and Policies

Plan/Policy	Summary	SA/SEA Objective
International		
EU (2000) Water Framework Directive 2000/60/EC	Establishing a framework for the Community action in the field of water policy	Objective 2 seeks to maintain and enhance water quality and resources in the district.
EU (1992) Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora	The Regulations place a duty on the Secretary of State to propose a list of sites which are important for either habitats or species (listed in Annexes I and II of the Habitats Directive respectively) to the European Commission	Objective 1 seeks to protect and enhance biodiversity including natural habitat and protected species in the district. Objective 6 seeks to minimise the impact on landscape and townscape.
EU Directive 79/409/EEC on the Conservation of Wild Birds	The Regulations provide for the control of potentially damaging operations, whereby consent from the country agency may only be granted once it has been shown through appropriate assessment that the proposed operation will not adversely affect the integrity of the site	Objective 1 seeks to protect and enhance biodiversity including natural habitat and protected species in the district.
EU Directive 2008/50/EC on ambient air quality and cleaner air for Europe		
EU Directive 91/0676/EEC on		
National		
National Planning Policy Framework (NPPF) 2021	Contains objectives and policies that relate specifically to minerals.	Objective 11 seeks to conserve mineral resources in the district, by safeguarding primary aggregates and encouraging the use of recycled aggregates were possible.

Plan/Policy	Summary	SA/SEA Objective
Planning Policy for Traveller Sites (2015)	Sets out the government' planning policy for traveller sites to promote and increase site provision and facilities with due regard to local circumstances of the settled community, amenity and environment.	All objectives are relevant.
The Water Environment (Water Framework Directive) (England and Wales) Regulations 2003	The purpose of the Directive is to establish a framework for the protection of inland source waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater. It will ensure that all aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands meet 'good status' by 2015.	This SA/SEA does not have the scope for a detailed WFD Assessment. The SA/SEA objective 2 incorporates the basic requirements of the WFD.
Conservation of Habitats and Species Regulations 2017 as amended (Habitats Regulations)	The purpose of the regulations is to protect Habitats and Species of international importance. Nutrient Neutrality is also considered under these regulations.	SA/SEA objective 5(a) specifically considered impacts on biodiversity. A separate HRA has been carried out for the LPR.
Wildlife and Countryside Act 1981 (as amended)	The principle mechanism for the legislative protection of wildlife in Great Britain	SA/SEA objective 5(a) specifically considered impacts on biodiversity.
Clean Air Strategy (2019)	Sets out the Government's plans for dealing with all sources of air pollution	SA/SEA objective 6(a) seeks to improve air quality
Sub-Regional		
Reading Local Plan	The Local Plan documents set out he vision, objective, spatial strategy an core policies for meeting local requirements for housing, employment and community infrastructure, including the policy framework for decision making on planning applications in the relevant authority areas.	All objectives are relevant
Bracknell Local Plan		
Wokingham Local Plan		
Windsor and Maidenhead Local Plan		
Slough Local Plan		
North Wessex Downs AONB Management Plan (2019 - 2024)	The management plan sets out the aims and objectives for maintaining and enhancing the distinctive landscape character of the AONB.	Objective 6 seeks to minimise the impact on landscape character.

Plan/Policy	Summary	SA/SEA Objective
Environment Agency Thames Basin District River Basin Management Plan (2015 and updated 2022)	The primary document for delivering the Water Framework Directive. It sets out the challenges that threaten the water environment and, how these challenges can be managed.	Objective 9(b) seeks to sustainably manage flood risk to people, property and the environment
Local		
Minerals and Waste Local Plan *(Due for adoption Dec 2022)*	The MWLP sets out the planning policy framework for Minerals and Waste development in the district. The plan includes strategic policies, site allocations and development management policies.	All objectives are relevant
Neighbourhood Plans	Neighbourhood Plans establish general planning polices for the development of land in a neighbourhood (defined as a parish in this context). West Berkshire has two made plans: • Stratfield Mortimer • Compton, and Seven parishes have been designated as Neighbourhood Areas: • Tilehurst, • Burghfield, • Cold Ash, • Hungerford, • Hermitage • Lambourn, • Newbury Neighbourhood plans cannot consider minerals and waste matters.	All of the objectives may be relevant with respect to the development of land within areas where a neighbourhood plan is in place.

Plan/Policy	Summary	SA/SEA Objective
Local Transport Plan (2011 – 2026) *Currently under review.*	The LTP sets out a range of policies that will determine how transport is provided within the district. The LTP identifies key problems and opportunities in the district which include: Increasing travel choices, supporting the economy, managing peak time congestion, promoting accessibility, carbon reduction and climate change, improving air quality, maintaining and improving the highway network, promoting safe and health travel, supporting freight movements and cross-boundary working. Of particular relevance to the Minerals and Waste Plan are the movements of freight and the impact of HGVs on the strategy transport network, congestion and carbon emissions.	Objective 10 seeks to promote sustainable transport of minerals and waste in the district. Objective 8 looks to support adaptability to climate change.
Local Flood Risk Management Strategy (2022 - 2027)	The strategy specifies: • risk management authorities within that area; • their flood and coastal erosion risk management functions and objectives for managing flood risk; • measures proposed to achieve those objectives; • how and when the measures are expected to be implemented; • costs, benefits and funding sources; • assessment of local flood risk; • how and when the strategy is to be reviewed; and • how the strategy contributes to the wider environmental objectives.	Objective 3 seeks to minimise the risk and impact of flooding
Council Housing Strategy (2020 – 2036)	The strategy has two main priorities: 1. Enable every resident to have access to a home that meets their needs 2. Reduce homelessness	SA/SEA Objective 1 considers meeting local housing needs.

Plan/Policy	Summary	SA/SEA Objective
Council Strategy (2019 – 2023) refreshed 2021	The strategy lists 10 Core Business Areas 1. Protecting our Children 2. Supporting Education 3. Ensuring the wellbeing of older people 4. Maintaining our roads 5. Collecting your bins and keeping the streets clean 6. Prioritising benefits 7. Collecting Council tax and business rates 8. Planning and housing 9. Culture, leisure and libraries 10. Economic development.	The following SA/SEA objectives support the strategy: • Objective 1 (housing) • Objective 2 (health, safety, wellbeing and inequality) • Objective 3 (access to community infrastructure • Objective 5 (the natural, built and historic environment) • Objective 10 (the economy)
Environment Strategy (2020 – 2030)	The strategy includes the following Strategic Objectives • Carbon neutral by 2030 • Responsible economic growth • Healthy communities • Resilient to climate change • Working with our communities and partners	The following SA/SEA objectives support the strategy • Objective 2 (health, safety, wellbeing and inequality) • Objective 9 (Climate change) • Objective 10 (the economy)
Newbury Air Quality Action Plan (2011)	The plan contains measures to improve air quality in Newbury	SA/SEA objective 6(a) seeks to improve air quality

Appendix 4: SA/SEA of Policy Options considered

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Key effects of options on the SA/Objectives

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

1 Development Strategy

1.1 Spatial Areas

	i) Retain Core Strategy Approach (4 Spatial Areas)		ii) Reduce Spatial Areas to 3	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	**0**	The option does not have a direct impact on climate change and reducing emissions as it considers the different characters across West Berkshire and how development should be split across these areas.	**0**	The option does not have a direct impact on climate change and reducing emissions as it considers the different characters across West Berkshire and how development should be split across these areas. A reduction in the number of spatial areas will not impact on climate change
1: To enable provision of housing to meet identified need in sustainable locations	**?**	The East Kennet Valley and Eastern Area are quite constrained in terms of where additional development may be able to go, so by continuing with four spatial areas there could be an impact on the derivability of housing in these more constrained areas.	**+**	The reduction to 3 spatial areas allows more flexibility in relation to where development could be focused, therefore, allowing the district's housing needs to be met.
2: To improve health, safety and wellbeing and reduce inequalities	**0**	The option will not direct impact on health, safety, wellbeing or inequities	**0**	The option will not directly impact on health, safety, wellbeing or inequality.
3: To improve accessibility to community infrastructure	**0**	The option will not directly impact on accessibility to community infrastructure	**0**	The option will not directly impact on accessibility to community infrastructure
4: To promote and maximise opportunities for all forms of safe and sustainable travel	**0**	The option will not directly impact on travel	**0**	This option will not directly impact on travel patterns
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced	**+**	Each spatial area has its own distinct character, which is protected by the spatial areas.	**+**	The spatial areas have their own distinct character, which is protected by the spatial area designation.
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	**0**	The option will not directly impact on air, water, soil or noise.	**0**	The option will not directly impact on air, water, soil or noise.
7: To promote and improve the efficiency of land use	**+**	This option promotes the efficient use of land, but there are limited opportunities for development within the East Kennet Valley and the Eastern Area which may limit efficient use of land.	**++**	This option separates the district into 3 areas, which allows for greater consideration of suitable land, especially within the eastern area.

	i) Retain Core Strategy Approach (4 Spatial Areas)		ii) Reduce Spatial Areas to 3	
8: To reduce consumption and waste of natural resources and manage their use efficiently	**0**	The designation of spatial areas will not impact on natural resources.	**0**	The designation of spatial areas will not impact on natural resources.
10: To support strong, diverse and sustainable economic base which meets identified needs	**+**	The option supports the economic base, however, constraints within the East Kennet Valley and Eastern Area may limit the opportunities for further growth.	**++**	This option allows for greater flexibility across the spatial areas, therefore, allowing maximum opportunities for economic growth.

Summary of Effects					
Option i)	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Overall Neutral	High	District Wide	Permanent	Long Term (Plan period)
	Overall this option will have a neutral impact on sustainability. There are positive sustainability impacts identified in relation to economic and environmental sustainability. The impacts on social sustainability are likely to be neutral given the limitations for development options in the Eastern Area and East Kennet Valley.				
Option ii)	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Overall Positive	High	District Wide	Permanent	Long Term (Plan period)
	Overall this option is likely to have a positive impact on sustainability. There are significantly positive impacts identified in relation to economic sustainability, with positive impacts on social sustainability. While environmental sustainability is likely to be neutral with mitigation measures there could also be some positive environmental sustainability impacts.				

1.2 Spatial Strategy

	1: Focus on Newbury		2: Focus on Thatcham	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	+	The strategy proposes to direct development towards the most sustainable locations, therefore, there should be a positive impact on reducing climate emissions and ensuring adaption measures are in place to respond to climate change. However, development would not be strategic in nature and would result in a larger number of smaller sites being developed.	++	The strategy directs development towards the most sustainable locations, and proposes strategic development in Thatcham which allows for a wider range of climate mitigation measures to be included within the development than may be possible over a larger number of smaller sites.
1: To enable provision of housing to meet identified need in sustainable locations	?	Newbury is the main town on the districts and therefore, has the highest number of services and facilities to support additional growth. However, limited options for sites could lead to some uncertainty as to the impact on this objective	++	Thatcham is considered to be a sustainable location within the district. Strategic development in the town would have a significantly positive impact on this objective in terms of provision of housing to meet identified need.
2: To improve health, safety and wellbeing and reduce inequalities	+	Development should allow for positive effects on health, safety and wellbeing	++	Additional development in Thatcham would allow for provision of new services and facilities to improve health, safety and wellbeing as well as helping to reduce inequalities
3: To improve accessibility to community infrastructure	+	Newbury already has a wide range of services and facilities, a development focus in this area would seek to build on the network of facilities already in place.	++	Strategic scale development in Thatcham would allow for the provision of new and improved services and facilities for the community.
4: To promote and maximise opportunities for all forms of safe and sustainable travel	+	Newbury is the biggest town in the district and already had a good range of sustainable travel options, development focus here would help to build on this.	+	Strategic level development in this area would allow for new and improved opportunities for safe and sustainable travel

	1: Focus on Newbury		2: Focus on Thatcham	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced	**0**	This is not specifically dealt with by this strategy. Development would need to ensure that it conserves and enhances the natural, build and historic environment	**0**	This is not specifically dealt with by this strategy. Development would need to ensure that it conserves and enhances the natural, build and historic environment
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	**0**	This is not specifically dealt with by this strategy. Development would need to ensure that it protects areas from/minimises pollution	**0**	This is not specifically dealt with by this strategy. Development would need to ensure that it protects areas from/minimises pollution
7: To promote and improve the efficiency of land use	**++**	The strategy would seek to make best use of available brownfield land available within the district.	**+**	The focus of a large strategic site in a single location reduces the pressure on greenfield sites in other areas and reduces the overall area of greenfield sites required for development
8: To reduce consumption and waste of natural resources and manage their use efficiently	**0**	The strategy does not specifically seek to reduce consumption of natural resources	**0**	The strategy does not specifically seek to reduce consumption of natural resources
10: To support strong, diverse and sustainable economic base which meets	**+**	Development focus in Newbury would support business and employment growth in the local area.	**+**	Development of a strategic site would allow for a mixed use development including residential and a range of economic developments.

	1: Focus on Newbury		2: Focus on Thatcham	
identified needs				

Summary of Effects					
Option 1	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Positive / Neutral	Medium	District wide with a focus on Newbury	Permanent	Long Term (Plan period)
	This option gives a number of potentially positive sustainability effects in relation to focusing development on the biggest town with the largest number of facilities, with a significantly positive effect predicted due to the strategies' focus on the use of brownfield and. However, there are is an unknown impact as to whether the strategy would be able deliver adequate housing to meet the local identified need due to the lack of suitable sites within the area.				
Option 2	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Positive	Medium	District wide with a focus on Thatcham	Permanent	Long Term (Plan period)
	This option given an overall positive effect on sustainability, with several potentially significantly positive impacts as a result of a large strategic site being developed. A large strategic site can deliver a number of positive benefits due to the nature and scale of the development economically, socially and environmentally as it focuses development in one area, which can then have adequate mitigation measures and support networks developed within the design scope of the development to bring about improvements.				

1.3 Settlement hierarchy

	1) Remove Aldermaston from Service Villages		2) Add Streatley to Service Villages		3) Remove Burghfield Common from Rural Service Centres	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	**+**	The removal of Aldermaston from Service Villages will divert development away from the village towards more sustainable locations, which should help to reduce emissions contributing to climate change.	**0**	Inclusion of Streatley as a Service Village would be unlikely to impact on climate change	**0**	Unlikely to impact on climate change as people would still come to Burghfield Common to access the services and facilities there
1: To enable provision of housing to meet identified need in sustainable locations	**0**	Removal of Aldermaston would not have any impact on meeting local housing needs.	**+**	The inclusion of Streatley Service Village would help to direct development towards the more sustainable locations in the district.	**0**	The presence of the DEPZ restricts additional development taking place within Burghfield Common. Therefore, removal of the village from the settlement hierarchy would not have any impact
2: To improve health, safety and wellbeing and reduce inequalities	**0**	Removal of Aldermaston from the Settlement hierarchy will not have a direct impact on health, safety, wellbeing or inequality	**0**	Inclusion of Streatley would be unlikely to have a direct impact on health, safety, wellbeing or inequality.	**-**	Removal of Burghfield Common from the settlement hierarchy may result in decreased investment in the services and facilities already in the village which would result in a negative impact on health, safety and wellbeing.
3: To improve accessibility to community infrastructure	**0**	Removal of Aldermaston will not have a direct impact on accessibility to community infrastructure	**+ / ?**	Inclusion of Streatley could have a positive impact on accessibility to community infrastructure, by directing development to locations where there are more community facilities.	**-**	Removal of Burghfield Common from the settlement hierarchy may result in decreased investment in the services and facilities already in the village which would result in a negative impact accessibility to community infrastructure
4: To promote and maximise opportunities for all forms of safe and sustainable travel	**0**	Removal of Aldermaston will not directly impact on safe or sustainable travel. It is partly due to lack of sustainable travel	**+**	Inclusion of Streatley will direct development to areas which have good access to safe and sustainable travel options.	**0**	Removal of Burghfield Common form the settlement hierarchy is unlikely to impact on sustainable travel

	1) Remove Aldermaston from Service Villages		2) Add Streatley to Service Villages		3) Remove Burghfield Common from Rural Service Centres	
		options the settlement is considered for removal from the settlement hierarchy.				
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced	**+**	Removal of Aldermaston from settlement hierarchy will help to maintain the character and distinctiveness of the natural, built and historic environment.	**? / 0**	Inclusion of Streatley in the settlement hierarchy will direct some additional development towards the village. Without adequate mitigation (through policy wording, or direct mitigation) there could be an impact on the character and distinctiveness of the natural, built and historic environment. But with adequate policy requirements and mitigation measures the overall impact should be neutral.	**+**	Removal of Burghfield Common from the settlement hierarchy would help to maintain the character and distinctiveness of the natural, built and historic environment as development opportunities within the village would be limited.
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	**+**	The removal of Aldermaston from the settlement hierarchy will direct development away from the settlement therefore protecting local air, water and soil quality.	**? / 0**	Inclusion of Streatley in the settlement hierarchy will direct some additional development towards the village. Without adequate mitigation (through policy wording, or direct mitigation) there could be an impact on the air, water, soil and noise. But with adequate policy requirements and mitigation measures the overall impact should be neutral.	**0**	Removal of Burghfield Common from the settlement hierarchy is unlikely to impact on air, soil, water or noise.
7: To promote and improve the efficiency of land use	**0**	The removal of Aldermaston from the settlement hierarchy will not directly impact on the efficient of land use	**0**	Inclusion of Streatley is unlikely to impact on the efficient use or land	**0**	Removal of Burghfield Common from the settlement hierarchy is unlikely to impact on efficient use of land

	1) Remove Aldermaston from Service Villages		2) Add Streatley to Service Villages		3) Remove Burghfield Common from Rural Service Centres	
8: To reduce consumption and waste of natural resources and manage their use efficiently	**0**	The removal of Aldermaston from the settlement hierarchy will not directly impact on the consumption and waste of natural resources.	**0**	Inclusion of Streatley is unlikely to impact on consumption and waste of natural resources.	**0**	Removal of Burghfield Common from the settlement hierarchy is unlikely to impact on use of natural resources.
10: To support strong, diverse and sustainable economic base which meets identified needs	**-**	The removal of Aldermaston from the settlement hierarchy could have a negative impact on the economic base as it would be unlikely there would be any additional development in the village.	**+**	Inclusion of Streatley in the settlement hierarchy will have a positive impact on the economic case.	**-**	Removal of Burghfield Common form the settlement hierarchy could have a negative eimpact on the economic base and it would limit any development from taking place within the village.

Summary of Effects					
Option 1	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Overall Neutral	High	Local (Aldermaston)	Permanent	Long Term (Plan Period)
	Overall this option is likely to have a neutral effect on sustainability. There are likely to be positive sustainability impacts in relation to Environmental sustainability as the option would result in limited development taking place in the Aldermaston area. There is a possible negative impact on economic sustainability as the option would limit development in the area which would not support economic growth in the area. Impacts on social sustainability area expected to be neutral.				
Option 2	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Overall Neutral	High	Local (Streatley)	Permanent	Long Term (Plan Period)
	Overall this option is likely to have a neutral effect on sustainability. There are likely to be positive sustainability impacts in relation to social and economic sustainability through the delivery of development in the area. Mitigation measures and policy requirements for any development taking place in the area would ensure that the overall impact on environmental sustainability was natural.				
Option 3	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Overall Neutral	High	Local (Burghfield Common)	Permanent	Long Term (Plan Period)
	Overall this option is likely to have a neutral effect on sustainability. There are likely to be positive sustainability impacts in relation to environmental sustainability as the option would restrict any new development in the village. Potential negative impacts have been identified in relation to economic sustainability and social sustainability as removal of Burghfield Common from the settlement hierarchy may result in a lack of investment in existing services and facilities which would limit access to services and facilities and impact on the economic base of the community.				

1.4 AONB

	i) No AONB policy – rely on NPPF		ii) AONB specific policy	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	**+**	The NPPF requires that development helps to reduce emissions contributing to climate change. Development in the AONB would be required to consider this.	**++**	A specific AONB policy would be able to ensure that development taking place in the AONB included measures to reduce missions and respond to climate change.
1: To enable provision of housing to meet identified need in sustainable locations	**+**	The NPPF seeks to enable development to take place in the most sustainable places, while offering protections to the AONB.	**++**	A specific AONB policy would balance the need to meet the district's hosing needs in sustainable locations with the special character of the AONB.
2: To improve health, safety and wellbeing and reduce inequalities	**+**	The NPPF seeks to enable development to improve health, safety, wellbeing and inequalities	**++**	A specific AONB policy would be able to ensure that development in the AONB supports improved health, safety and wellbeing and reduces inequality, in an area that has often been subject to poorer health, safety and wellbeing that other areas of the district.
3: To improve accessibility to community infrastructure	**+**	The NPPF seeks to enable development which improves access to community infrastructure.	**+**	A specific AONB policy would be able to ensure that development in the AONB provides improved access to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel	**+**	The NPPF seeks to support safe and sustainable travel options	**+**	A specific AONB policy would be able to ensure that development in the AONB includes provision for safe and sustainable travel.
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced	**+**	The NPPF seeks to enable development that conserves and enhances the character and distinctiveness of the natural, built and historic environment.	**++**	A specific AONB policy would have its main focus on protecting the character and distinctiveness for the natural, built and historic environment of the AONB.
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	**+**	The NPPF seeks to enable development that protects and improves air, water and soil quality while minimising noise levels.	**+**	A specific AONB policy would ensure that development in the AONB protects and improves air, water, soil and noise levels.
7: To promote and improve the efficiency of land use	**+**	The NPPF seeks to enable development to make best use of land.	**++**	A specific AONB policy would be able to include specific references to efficient use of land.
8: To reduce consumption and waste of natural	**0**	There is unlikely to be any impact on the consumption or waste of natural resources	**+ (0)**	A specific AONB policy could ensure that any viable minerals located beneath a proposed development are extracted through prior extraction, as mineral

	i) No AONB policy – rely on NPPF		ii) AONB specific policy	
resources and manage their use efficiently				extraction in the AONB by itself is unlikely to be acceptable outside of allocated sites.
10: To support strong, diverse and sustainable economic base which meets identified needs	**+**	The NPPF seeks to enable development that supports a strong, diverse and sustainable economic base.	**++**	A specific AONB policy would ensure that development in the AONB helps to support a strong, diverse and sustainable economic base.

Summary of Effects					
Option 1	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Overall positive effect	Medium	AONB	Permanent	Long Term (plan period)
	Cumulative / compound				
	The NPPF seeks to enable development while offering protections to nationally designated landscapes. Reliance on the NPPF is likely to have an overall positive impact on all elements of sustainability.				
Option 2	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Overall positive effect, with some significantly positive effects.	High	AONB	Permanent	Long Term (plan period)
	Cumulative / compound				
	A specific AONB policy included in the plan would allow a balance between local housing needs and protection and enhancement of the AONB to be met taking into account local circumstances. There are a number of potentially significant sustainability impacts as a result of a specific policy, in relation to delivery of housing, safety and wellbeing, climate change, land use, and employment.				

2 Delivering Housing

2.1 Approach to Housing Delivery

	1) Baseline LHN		2a) Boosting Supply option a (LHN + 10%)		2b) Boosting supply option b (LHN + 5%)	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	**?**	Delivering the LHN will have an unknown impact on climate change. Adaption and mitigation measures should ensure there are no negative impacts.	**?**	Delivering the LHN will have an unknown impact on climate change. Adaption and mitigation measures should ensure there are no negative impacts.	**?**	Delivering the LHN will have an unknown impact on climate change. Adaption and mitigation measures should ensure there are no negative impacts.
1: To enable provision of housing to meet identified need in sustainable locations	**+**	Meeting LHN would meet the identified need for housing	**++**	Boosting the LHN would have a significantly positive impact on meeting identified needs.	**++**	This option would boost the number of dwellings delivered having a significantly positive impact on meeting identified needs.
2: To improve health, safety and wellbeing and reduce inequalities	**+**	Meeting the LHN would have positive impact on health, safety, wellbeing and inequality by providing housing to meet local needs.	**+**	Boosting the LHN would have a positive impact on health, safety, wellbeing and inequality by providing additional housing to meet local needs	**+**	Boosting the LHN would have a positive impact on health, safety, wellbeing and inequality by providing additional housing to meet local needs
3: To improve accessibility to community infrastructure	**0**	Meeting the LHN is in itself unlikely to impact on accessibility community infrastructure.	**0**	Boosting the LHN is in itself unlikely to impact on accessibility to community infrastructure	**0**	Boosting the LHN is in itself unlikely to impact on accessibility to community infrastructure
4: To promote and maximise opportunities for all forms of safe and sustainable travel	**0**	Meeting the LHN is in itself unlikely to impact on safe and sustainable travel	**0**	Boosting the LHN is in itself unlikely to impact on safe and sustainable travel.	**0**	Boosting the LHN is in itself unlikely to impact on safe and sustainable travel.
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced	**-**	Meeting the LHN could, without adequate mitigation result in impacts on the natural,	**-**	Boosting the LHN could, without adequate consideration and mitigation result in impact on the natural, built and historic environment.	**-**	Boosting the LHN could, without adequate consideration and mitigation result in impact on the natural, built and historic environment.

	1) Baseline LHN		2a) Boosting Supply option a (LHN + 10%)		2b) Boosting supply option b (LHN + 5%)	
		built and historic environment. *With mitigation the impact would be neutral.*		*With mitigation the impact would be neutral.*		*With mitigation the impact would be neutral.*
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	**-**	Meeting the LHN could, without adequate mitigation result in impacts on air and soil quality or noise levels. *With mitigation the impact should be neutral.*	**-**	Boosting the LHN could, without adequate consideration and mitigation result in impacts on the natural, built and historic environment. *With mitigation the impact should be neutral.*	**-**	Boosting the LHN could, without adequate consideration and mitigation result in impacts on the natural, built and historic environment. *With mitigation the impact should be neutral.*
7: To promote and improve the efficiency of land use	**0**	Meeting the LHN in itself will not promote and improve the efficient use of land.	**0**	Boosting the LHN in itself would not promote or improve the efficient use of land	**0**	Boosting the LHN in itself would not promote or improve the efficient use of land
8: To reduce consumption and waste of natural resources and manage their use efficiently	**?**	Meeting the LHN could, depending on the location of the sites allocated or development, could impact on the consumption or waste of natural resources through sterilisation.	**?**	Boosting the LHN could, depending on the location of the sites allocated or development, could impact on the consumption or waste of natural resources through sterilisation.	**?**	Boosting the LHN could, depending on the location of the sites allocated or development, could impact on the consumption or waste of natural resources through sterilisation.
10: To support strong, diverse and sustainable economic base which meets identified needs	**+**	Meeting the LHN will help to support the economy.	**++**	Boosting the LNH would significantly help to support the economy.	**+**	Meeting the LHN will help to support the economy.

Summary of Effects					
Option 1	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Overall Positive	Medium	District Wide	Permanent	Long Term
	This option gives an overall positive effect on sustainability. Meeting LHN needs to be balanced with the impacts that any development could have on the natural, built and historic environment. Providing for the LHN results in positive economic and social sustainability effects. However, there could be some negative environmental sustainability effects without good design and mitigation measures being put in place.				
Option 2a	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Overall Positive, with some significantly positive effects	Medium	District Wide	Permanent	Long Term
	This option gives an overall positive effect on sustainability, with significantly positive effects on economic and social sustainability. Meeting LHN needs to be balanced with the impacts that any development could have on the natural, built and historic environment and without good design and mitigation measures in place there could be some negative environmental sustainability effects.				
Option 2b	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Overall Positive	Medium	District Wide	Permanent	Long Term
	This option gives an overall positive effect on sustainability, with significantly positive effects on economic and social sustainability. Meeting LHN needs to be balanced with the impacts that any development could have on the natural, built and historic environment and without good design and mitigation measures in place there could be some negative environmental sustainability effects.				

2.2 Additional Housing Supply (Main Modification)

SA Objective	Options			
	1: Allocate additional housing sites		2: Identify a broad location for growth to the North of Newbury	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	?	Allocating additional sites will have an unknown impact on climate change. Adaption and mitigation measures should ensure there are no negative impacts.	?	Identifying a broad location for development will have an unknown impact on climate change. Adaption and mitigation measures should ensure there are no negative impacts.
1: To enable provision of housing to meet identified need in sustainable locations	++	Allocating additional sites will have a positive impact on by ensuring the Council is meeting it's identified needs.	++	Identifying a broad location of development will ensure that Council is meeting its identified needs in the longer term.
2: To improve health, safety and wellbeing and reduce inequalities	0	Allocating additional sites is unlikely to impact on health, safety, wellbeing or inequality	0	Identifying a broad location for development is unlikely to impact on health, safety, wellbeing or inequality
3: To improve accessibility to community infrastructure	0	Allocating additional sites is unlikely to impact on accessibility to community infrastructure	+	Identifying a broad location for development may improve accessibility to community infrastructure as the scale of development would be required to deliver community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel	+	Allocation of additional sites would require consideration of safe and sustainable travel	++	Providing opportunities for safe and sustainable travel would be a key objective for any site or sites being considered as part of the broad location for development.
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced	?	The impact on the natural, built and historic environment would depend on which sites were considered for allocation. Mitigation measures would be required where there is to be an impact.	?	The impact on the natural, built and historic environment would need to be considered as part of the process to identify sites within the broad location for development.
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	?	Allocating additional sites will have an unknown impact on air, water, soil and noise. Adaption and mitigation measures should ensure there are no negative impacts.	?	The board location will have an unknown impact on air, water, soil and noise until specific sites are identified. Adaption and mitigation measures should ensure there are no negative impacts.
7: To promote and improve the efficiency of land use	0	Allocation of additional sites will not impact on efficiency of land use	?	A broad location for development will have an unknown impact on efficiency of land use as it would depend on the specific sites identified for allocation
8: To reduce consumption and waste of natural resources and manage their use efficiently	0	Allocation of additional sites will not impact waste of natural resources	-	The broad location is within the Soft Sand Area of Search for the Mineral and Waste Local Plan,

SA Objective	Options			
	1: Allocate additional housing sites		2: Identify a broad location for growth to the North of Newbury	
				therefore, therefore, development could negatively impact on soft sand resources.
10: To support strong, diverse and sustainable economic base which meets identified needs	+	Allocation of additional sites will allow for additional dwellings which support the district's economic base	+	The broad location will allow for additional housing, and potential for employment, which will support the district's economic base

Summary of Effects					
Option 1	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Neutral	Medium	District Wide	Permanent	Long Term
	This option is likely to have an overall neutral impact on sustainability. There are likely to be positive sustainability impact in relation to social sustainability as the option would result in additional housing allocations to help meet the Council's identified need, this is also likely to support economic sustainability. There are a number of unknown sustainability impact as the impact would depend on the sites selected for allocation, however, sites where there are likely to be significant sustainability impacts, particularly environmental impacts, are unlikely to be selected for allocation. Mitigation measures may be required to ensure no negative environmental sustainability impacts.				
Option 2	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Unknown	Medium	Newbury	Permanent	Long Term
	This option is likely to have an overall unknown impact on sustainability. This is because the specific sites are not yet known, specific sites could have different impacts on sustainability. However, in the consideration of which site(s) would be most suitable, if at all, further detailed sustainability work would be required, setting out any sustainability impacts and the mitigation required. If significant impacts are likely to occur, which could not be mitigated the site or sites would not be taken forward. The option does result in a positive social and economic sustainability impact as it would deliver additional dwellings to meet the Council's housing need.				

2.3 Strategic Site Allocation at Sandleford Park

SA Objective	Options							
	1) Allocation of Sandleford Park as in Core Strategy (up to 2000 dwellings)		2) Allocation of Sandleford Park as 2 sites with a protected road link between them (in line with land ownership)		3) Allocate part of the site		4) Allocation of Sandleford Park for up to 1500 dwellings	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	+	Development of the site would allow for climate change measures to be included across the site	+ / ?	Development of the site would allow for climate change measures to be included across the site, but the scale of 2 individual sites may not provide as many benefits as a whole site approach.	+ / ?	Development of part of the site would allow for climate change measures to be included, but the scale may not provide as many benefits as a whole site approach.	+	Development of the site would allow for climate change measures to be included across the site
1: To enable provision of housing to meet identified need in sustainable locations	+	Allocation of the site enables development of housing to meet the identified need.	+	Allocation of the site enables development of housing to meet the identified need.	-	Allocation of part of the site would not help to meet the identified housing need.	+	Allocation of the site enables development of housing to meet the identified need. Although this option would not deliver the number of affordable homes option 1 would deliver.
2: To improve health, safety and wellbeing and reduce inequalities	+	Development should allow for positive effects on health, safety and wellbeing	+	Development should allow for positive effects on health, safety and wellbeing	+	Development should allow for positive effects on health, safety and wellbeing	+	Development should allow for positive effects on health, safety and wellbeing
3: To improve accessibility to community infrastructure	+	Development of the site will result in a number of community infrastructure improvements	+ / ?	Development of the site should result in community infrastructure improvements, but the separation of the site	?	Development of part of the site would result in some community benefits, but not to the level required to make the best use of the site	+	Development of the site will result in a number of community infrastructure improvements.

SA Objective	Options							
	1) Allocation of Sandleford Park as in Core Strategy (up to 2000 dwellings)		2) Allocation of Sandleford Park as 2 sites with a protected road link between them (in line with land ownership)		3) Allocate part of the site		4) Allocation of Sandleford Park for up to 1500 dwellings	
				could result in a disjointed approach which could result in some important facilities not being located in the most appropriate locations		and local community facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel	**+**	Retention of a cohesive site will allow for continuous and well-designed routes for sustainable travel across the site.	**?**	Separating the site into 2 parcels could result in disjointed opportunities for sustainable travel through and between the sites.	**-**	Allocation of part of the site would not provide a sustainable travel link through the site, which could limit opportunities for sustainable travel.	**+**	Retention of a cohesive site will allow for continuous and well-designed routes for sustainable travel across the site.
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced	**+**	The site policy ensures that development on the site takes into account the character and distinctiveness of the natural, built and historic environment.	**+ / ?**	It is likely that similar policy requirements would be put in place, however a lack of cohesion between the two parts of the site could result in negative impacts without adequate mitigation.	**0 / ?**	Allocation and development of part of the site would protect one area of the site from development, but could result in a high level of impacts from the area that is allocated.	**++**	A reduced number on the site allows for better protection of the natural environment as well as protection of the character of the area, the built and historic environment.
6: To protect and improve air, water and soil quality, and minimise noise levels throughout	**0**	Development on the site is unlikely to impact on air, water or soil quality	**0**	Development on the site is unlikely to impact on air, water or soil quality.	**0**	Development on the site is unlikely to impact on air, water or soil quality.	**0**	Development on the site is unlikely to impact on air, water or soil quality

SA Objective	Options							
	1) Allocation of Sandleford Park as in Core Strategy (up to 2000 dwellings)		2) Allocation of Sandleford Park as 2 sites with a protected road link between them (in line with land ownership)		3) Allocate part of the site		4) Allocation of Sandleford Park for up to 1500 dwellings	
West Berkshire								
7: To promote and improve the efficiency of land use	**+**	Allocation of a single cohesive site allows for best use of the land	**?**	Development of the site as 2 separate areas could result in poor use of the land in some areas	**?**	Allocation of only part of the site could result in poor use of land in some areas.	**+**	Allocation of a single cohesive site allows for best use of the land
8: To reduce consumption and waste of natural resources and manage their use efficiently	**-**	Site is underlain by sharp sand and gravel. Development of the site has been agreed on the principle of incidental extraction, which would result in some sterilisation of the mineral resource.	**-**	Site is underlain by sharp sand and gravel. Development of the site has been agreed on the principle of incidental extraction, which would result in some sterilisation of the mineral resource.	**- / ?**	Site is underlain by sharp sand and gravel. Development of the site has been agreed on the principle of incidental extraction, which would result in some sterilisation of the mineral resource. The amount of material sterilised would be less if only part of the site was allocated.	**? / +**	Reallocation of the site, would allow for further consideration of the mineral resource under the site.
10: To support strong, diverse and sustainable economic base which meets identified needs	**0 / +**	The site is largely residential with a small amount of mixed use space.	**0 / ?**	The site is largely residential with some mixed use development, however, with two separate areas it may be difficult to ensure economic opportunities are included.	**?**	The site is largely residential, with some mixed use development. However, if only part of the site was allocated it may be difficult to ensure economic opportunities are included.	**0 / +**	The site is largely residential with a small amount of mixed use space.

Summary of Effects					
Option 1	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Positive	Medium	Local	Permanent	Long Term
	Retention of the allocation of Sandleford Park gives an overall positive outcome on sustainability objectives, with one exception in relation to potential loss of the mineral resource.				
Option 2	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Unknown	Medium	Local	Permanent	Long Term
	The separation of the site into two parcels of land with a safeguarded transport connection between them results in an overall uncertain impact on sustainability. This is largely due to the uncertainty of the linkages provided between the two parts of the site. The impact on the natural mineral resource remains negative as with option 1.				
Option 3	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Unknown	Medium	Local	Permanent	Long Term
	The allocation of only part of the site is likely to have an overall uncertain impact on suitability. The allocation of only part of the site would not be able to deliver all of the community benefits originally envisaged with the allocation of the site and would result in an uncertain social sustainability impact. There are potential negative environmental sustainability impacts in relation to limited opportunities for sustainable travel, and potential negative social sustainability impacts as allocation of only part of the site would not deliver the number of dwellings needed to help meet local housing need.				
Option 4	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Positive	Medium	Local	Permanent	Long Term
	The allocation of the whole site, but at a lower figure compared to the Core Strategy would result in an overall positive impact on sustainability. A significantly positive impact is identified in relation to environmental sustainability as a reduced number would allow better protection of the natural, built and historic environment.				

2.4 Quantum of Development at North East Thatcham

	1a: North East Thatcham (up to 2500 dwellings)		1b: North East Thatcham (1,500)	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	**++**	Allocation of a site of this size would provide the potential for significant climate mitigation measures to be included within the development. There is limited flood risk on the site, which could be used within the design of the site to provide GI and other measures to mitigate against climate change.	**+**	Allocation of a site of this site would provide the potential for climate change mitigation measures to be included within the development. There is limited flood risk on the site, which could be used within the design of the site to provide GI and other measures to mitigation against climate change.
1: To enable provision of housing to meet identified need in sustainable locations	**++**	Allocation of the site would deliver a significantly proportion of houses needed to meet local needs, in a sustainable location. Fewer additional sites in other areas across the district would be required.	**+**	Allocation of the site would deliver a high proportion of houses need to meet local needs, in a sustainable location. Other alternative sites across the district may be required to provide for the Council's total housing requirement.
2: To improve health, safety and wellbeing and reduce inequalities	**+**	New development should be designed with health, safety and wellbeing in mind to ensure that inequalities are reduced.	**+**	New development should be designed with health, safety and wellbeing in mind to ensure that inequalities are reduced.
3: To improve accessibility to community infrastructure	**++**	Allocation of this site would allow for infrastructure necessary to support the development of the site to be provided within the development, close to where the new homes will be located. A development of this size would also support regeneration and improvement of other community facilities within Thatcham.	**+ / ?**	Allocation of this site would allow for some of the infrastructure necessary to support the development of the site provided within the development, close to where new homes will be located. However, development of this size may not be able to support some of the larger community infrastructure projects required to allow for greater support for Thatcham (eg. Education provision).
4: To promote and maximise opportunities for all forms of safe and sustainable travel	**+**	Allocation of this site would provide internal routes for walking, cycling and public transport as well as linking into the existing networks. The site is however, some way from the station, so creating safe links to the station would be key.	**+**	Allocation of this site would provide internal routes for walking, cycling and public transport as well as linking into the existing networks. The site is however, some way from the station, so creating safe links to the station would be key.

	1a: North East Thatcham (up to 2500 dwellings)		1b: North East Thatcham (1,500)	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced	?	Development of the site could result in impacts on the natural, built and historic environment without adequate mitigation measures being in place.	?	Development of the site could result in impacts on the natural, built and historic environment without adequate mitigation measures being in place.
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	?	Development of the site could result in impacts on air, water and soil quality and noise without adequate mitigation measures being in place.	?	Development of the site could result in impacts on air, water and soil quality and noise without adequate mitigation measures being in place.
7: To promote and improve the efficiency of land use	-	The site is a greenfield site	-	The site is a greenfield site
8: To reduce consumption and waste of natural resources and manage their use efficiently	+	Development of a strategic site allows for more efficient use of resources and should help to reduce waste generation as part of the development process.	+	Development of a strategic site allows for more efficient use of resources and should help to reduce waste generation as part of the development process.
10: To support strong, diverse and sustainable economic base which meets identified needs	+	As a strategic site development would include a mix of uses including employment.	+	As a strategic site development would include a mix of uses including employment.

Summary of Effects					
Option 1a	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Positive	Medium	Local (Thatcham)	Permanent	Long Term
	Overall development of this site would be likely to result in a positive impact on all elements of sustainability. The scale of the development provides for community infrastructure to be delivered on site, resulting in a significantly positive impact on social sustainability. While there is an unknown impact on environmental sustainability in relation to impacts on air, water, noise and soil mitigation measures would be able to deliver an overall neutral impact. Development is likely to result in a positive impact in relation to economic sustainability as employment and business opportunities will be provided for on site along with community facilities. The scale of the site allows for greater scope for onsite mitigation to any potential sustainability impacts.				
Option 1b	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Neutral	Medium	Local (Thatcham)	Permanent	Long Term
	Overall development of this site is likely to give a neutral impact on all elements of sustainability. The scale of the development would provide for some community infrastructure, resulting in a positive impact on social sustainability, however, the development may not be of a size to deliver a wider range of facilities to support Thatcham such as new education facilities. While there is an unknown impact on environmental sustainability in relation to impacts on air, water, noise and soil mitigation measures would be able to deliver an overall neutral impact. Development is likely to result in a positive impact in relation to economic sustainability as employment and business opportunities will be provided for on site along with community facilities. The scale of the site will mean that more additional sites will need to be allocated across the district.				

3 Economic Growth and Supporting Local Communities

3.1 Strategic Approach to economic development

	1: Retain separate Employment and Town Centre policies		2: Combine employment and town centres policies into a single policy	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	**0**	The option is unlikely to impact on climate change	**0**	The option is unlikely to impact on climate change.
1: To enable provision of housing to meet identified need in sustainable locations	**0**	The option is unlikely to impact on meeting housing needs	**0**	The option is unlikely to impact on meeting housing needs.
2: To improve health, safety and wellbeing and reduce inequalities	**+**	Retaining a separate Town Centre will mean that the policy could include specific requirements to ensure that town centres remain safe, accessible places to reduce inequalities.	**0**	The option is unlikely to impact on health, safety and wellbeing
3: To improve accessibility to community infrastructure	**+**	Town Centres in particular help to ensure accessibility to community infrastructure. A separate policy for this will ensure adequate provision is included.	**+**	While town centres provide accessible community infrastructure, this is less of a requirement of employment land, and so requirements could be watered down in a single policy.
4: To promote and maximise opportunities for all forms of safe and sustainable travel	**+**	The option would be likely to ensure that there are safe and sustainable travel options required as part of any development under each policy.	**+**	The option would be likely to ensure that there are safe and sustainable travel options required as part of any development considered under the policy.

	1: Retain separate Employment and Town Centre policies		2: Combine employment and town centres policies into a single policy	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced	+	The option would allow for specific considerations of the natural, built and historic environment to be set out for each development type/land use and for the specific differences to be noted.	+	The option would allow for specific considerations of the natural, built and historic environment to be set out.
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	0	The option is unlikely to impact on air, water, soil and noise	0	The option is unlikely to impact on air, water, soil and noise
7: To promote and improve the efficiency of land use	++	The option would allow for specific consideration of land use efficiency in both designated employment areas and town centres.	+	The option would allow for specific consideration of land use efficiency for all economic development.
8: To reduce consumption and waste of natural resources and manage their use efficiently	0	The option is unlikely to impact on natural resources	0	The option is unlikely to impact on natural resources
10: To support strong, diverse and sustainable economic base which meets identified needs	++	The option would support the economic base and with separate policies could ensure that specific details relating to the two individual needs were captured.	++	The option would support the economic base of the district.

Summary of Effects					
Option 1	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Neutral	Medium	District Wide	Permanent	Long Term
	This option is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy is specifically aimed at economic development and on efficiently of land use. A positive impact has also been identified in relation to social sustainability as the policy seeks to ensure accessibility to community facilities, and sustainable travel options.				
Option 2	**Effect:**	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
	Neutral	Medium	District Wide	Permanent	Long Term
	This option is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy is specifically aimed at economic development. A positive impact has also been identified in relation to economic sustainability in relation to efficient use of land. Positive social sustainability impacts have been identified as the policy seeks to ensure accessibility to community facilities, and sustainable travel options.				

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SP20 Infrastructure Requirements and Delivery 76

SP1 Spatial Strategy

Reviewed for Main Modifications – No change necessary.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	There is unlikely to be an impact as the policy does not specifically deal with GHG emissions	The policy seeks to direct development to the most sustainable settlements, which will indirectly help to reduce GHG emissions through supporting sustainable travel and development where there are existing services and facilities.	The policy is likely to have a direct impact on any elements of sustainable development. However, the direction of new development to the most sustainable locations may have a positive knock-on effect on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	There is unlikely to be an impact as the policy does not specifically deal with flood risk	The policy seeks to direct development to the most sustainable locations, which will include taking flood risk into account, therefore there could be an indirect impact on flood risk.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**++**	The policy seeks to deliver housing to meet identified needs		The policy is likely to have a significantly positive impact on social sustainability due to meeting the provision of housing needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**++**	The policy seeks to deliver housing to meet identified needs		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to have a direct impact on healthy, active lifestyles.	The policy could indirectly have a positive impact on health, active lifestyles by the focus of development in the most sustainable locations	The policy is likely to have a neutral impact on all elements of sustainability. However, indirect positive impacts on social sustainability may occur as a result of the aims of the policy to deliver sustainable development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to have a direct impact on levels and fear of crime and anti-social behaviour.	The policy could indirectly have a positive impact on crime and anti-social behaviour by ensuring high quality developments are delivered across the district.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	+	The policy is likely to have a positive impact on GI as it seeks to ensure green spaces and infrastructure is provided.		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	++	The policy seeks to direct development to the most sustainable locations and ensure that adequate infrastructure is provided for strategic sites.		The policy is likely to have a significantly positive impact on social sustainability through the direction of development to the most sustainable locations.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy is unlikely to have an impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The policy is unlikely to impact on road safety		The policy is likely to have a positive impact on environmental sustainability as it promotes the opportunities for walking and cycling.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy seeks to support sustainable travel choices with developments taking place in the most sustainable places in the district.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy seeks to support development that conserves and enhances the character and identity of the natural environment.		The policy is likely to have a positive impact on environmental sustainability by requiring conservation and enhancement of the built, historic and natural environment.
	5(b): To conserve and enhance the character of the landscape	++	The policy seeks to support development that conserves and enhances the character and identity of the natural environment. Specific mention of the AONB is included with the policy.		
	5(c): To protect or, conserve and enhance the built and historic environment to include	+	The policy seeks to support development that conserves and enhances the character and identity of the built and historic environment.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	sustaining the significant interest of heritage assets				
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to have a direct impact on air quality.	The policy could have an indirectly positive impact on air pollution through the direction of development to the most sustainable locations to limit the need to travel.	The policy is likely to have a natural impact on environmental sustainability. There is potential for an indirect positive impact as a result of the promotion of development in sustainable locations.
	6(b): To manage noise levels	**0**	The policy is unlikely to have an impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to have an impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**++**	The policy seeks to direct development towards previously developed land		The policy is likely to have a significantly positive impact on economic and environmental sustainability through the use of previously developed land
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**++**	The policy sets out densities for development based on the sustainability of the settlement		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to have an impact on any element of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on water generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The policy is unlikely to impact on the consumption of minerals.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The policy sets out the overall spatial strategy for development in the district including for employment.		The policy is likely to have a significantly positive impact on economic sustainability as it seeks to ensure adequate employment facilities are provided.
	10(b): To support key sectors and utilise employment land effectively and efficiently	++	The policy seeks to ensure that land us used most effectively and efficiently.		
	10(c): To support the viability and vitality of town and village centres	+	The policy seeks support the viability and vitality of town and village centres through development in the most sustainable locations.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Positive	High	District Wide	Permanent	Long Term

The Policy is likely to have an overall positive impact on sustainability. The policy directs development to the most sustainable locations, therefore, giving positive impacts on all elements of sustainability. The policy is likely to have a number of positive knock-on effects on social and environmental sustainability as a result of focusing development on the most sustainable locations in the district.

SP2 North Wessex Downs AONB

Reviewed for Main Modifications – No change necessary.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0 / +**	The policy seeks to manage development in the AONB, but doing so there will be an indirect positive impact on GHG emissions by limiting the amount of development taking place in the AONB.		The policy could have a positive impact on environmental sustainability as a result of limiting development in the AONB and therefore, limiting GHG emissions.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**?**	The policy limits development in the AONB to exceptional circumstances. Therefore, there is an unknown impact on affordable housing provision as it will depend on whether exceptional circumstances can be proven.	Mitigation measures are likely to be required should any development go ahead in the AONB to ensure no impacts on the AONB.	The policy is likely to have an unknown impact on social sustainability as the development of housing in the AONB will depend on whether exceptional circumstances can be demonstrated.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**?**	The policy limits development in the AONB to exceptional circumstances. Therefore, there is an unknown impact on housing provision as it will depend on whether exceptional circumstances can be proven.	Mitigation measures are likely to be required should any development go ahead in the AONB to ensure no impacts on the AONB.	
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on heathy, active lifestyles.		The policy is likely to have a positive impact on environmental and social sustainability through the provision and protection of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**+**	The policy is likely to have positive impact on GI as it seeks to protect the AONB.		
3: To improve accessibility to	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact on any element of sustainability in relation to

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities.		access to community facilities
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety.		The policy is unlikely to impact on any element of sustainability in relation to sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy is likely to have a positive impact on biodiversity as it seeks to protect the AONB which provides habitat for biodiversity.		The policy is likely to have a positive or significantly positive impact on environmental sustainability by seeking to conserve and enhance the AONB.
	5(b): To conserve and enhance the character of the landscape	**++**	The policy seeks to protect the natural beauty and special characteristics of the AONB, therefore, there will be a significantly positive impact on the character of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the history environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality.		The policy is unlikely to impact on any element of sustainability in relation to air, water soil or noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
efficiency of land use.	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		sustainability in relation to efficiency use of land
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to consumption and waste of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**+**	The policy allows for developments which will support the rural economy, therefore there could be a positive impact.		The policy is likely to have a positive impact on economic sustainability as developments being considered must support the rural economy.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**+**	The policy is likely to have a positive impact on viability and viability of town and village centres as support for the local community will be a requirement of any development in the AONB.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	High	Local (AONB)	Permanent	Long Term

The Policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability as a result of the protection the policy offers to the AONB. There are also likely to be positive impacts on all elements of sustainability as the policy seeks to protect the AONB, and requires that any development supports the local community and the rural economy. There is a potentially known impact of social sustainability in relation to the provision of housing, as the policy does restrict major development in the AONB expect in exceptional circumstances.

SP3 Settlement Hierarchy

Reviewed for Main Modifications – No change necessary.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy sets out the most sustainable settlements, but it will not directly result in a reduction in GHG emissions		The policy is unlikely to have a direct impact on any element of sustainability in relation to climate change, however, it does seem to identify the most sustainable locations for development, which should have an indirectly positive impact on climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to have an impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The policy identifies the most sustainable locations for development, including where there are needs for affordable housing		The policy will have a positive or significant positive impact on social sustainability through the identification of the most sustainable locations for housing development.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**++**	The policy identifies the most sustainable locations for development to enable housing development to take place to meet all sectors of the community		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The policy identifies the most sustainable locations for development, which in turn helps to support healthy, active lifestyles		The policy is likely to have an overall neutral impact on all elements of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels or fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on the protection and enhancement of GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**++**	The policy identifies the most sustainable locations for development which allows good access, or improved access to community infrastructure		The policy is likely to have a significantly positive impact on social sustainability due to the

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy is unlikely to impact on the development of IT facilities		aim of directing development to the most sustainable locations
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The policy is unlikely to impact on accidents and safety		The policy will have a significantly positive impact on social sustainability through directing development to locations with the best opportunities for active travel
	4(b): To increase opportunities for walking, cycling and use of public transport	++	The policy identifies the most sustainable locations for development where there are the best opportunities for walking, cycling or use of public transport.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The policy is unlikely to impact on biodiversity or geodiversity.		The policy is likely to have an overall neutral impact on all elements of sustainability in relation to the character and distinctiveness of the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	0	The policy is unlikely to impact on the character of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy seeks to identify the most sustainable locations for development, taking into account the built and historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy is unlikely to impact on air pollution		The policy is likely to have an overall neutral impact on all elements of sustainability in relation to air, water and soil quality
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	+	The policy seeks to identify the most sustainable locations for development, which in turn tend to have higher levels of brownfield land available for redevelopment.		The policy is likely to have a positive impact on economic and environmental sustainability as areas of

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The policy is unlikely to impact on density of development		previously developed land have a greater prevalence in the more sustainable locations of the district.
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	0	The policy is unlikely to impact on energy use		The policy is likely to have a neutral impact on all elements of sustainability in relation to consumption of waste and natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	+	The policy seeks to identify the most sustainable locations for development, including for employment		The policy is likely to have a significantly positive impact on economic sustainability as it directs development to the most sustainable locations in the district.
	10(b): To support key sectors and utilise employment land effectively and efficiently	++	The policy seeks to identify the most sustainable locations for development, including for employment		
	10(c): To support the viability and vitality of town and village centres	++	The policy seeks to identify the most sustainable locations for development, which will help to support the viability and vitality of the towns and villages identified.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Positive	High	District Wide	Permanent	Medium – Long Term

Overall the policy is considered to have a positive impact on sustainability, by directing development to the most sustainable locations. There is likely to be a significantly positive impact on delivering housing to meet local needs, access to community services and facilities, opportunities for walking, cycling and public transport and on supporting the economy. No negative sustainability impacts have been identified as a result of the policy.

SP4 AWE Aldermaston and Burghfield

Reviewed for Main Modifications – No change necessary.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**-**	The policy may have a negative impact on provision of affordable housing at it limits development potential within the DEPZ.		The policy may have a negative impact on social sustainability as it limits the opportunities for development within the DEPZ
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**-**	The policy may have a negative impact on provision of housing at it limits development potential within the DEPZ.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**++**	The policy is likely to have a positive impact on healthy lifestyles as it seeks to ensure there is no inappropriate development within the AWE Emergency Planning Zone that could impact on human health if there was to be an emergency at AWE.		The policy is likely to have a significantly positive impact on social sustainability as it seeks to ensure that no inappropriate development takes place within the DEPZ therefore, protecting human health in the unlikely event of an emergency at AWE.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community services		The policy is unlikely to impact on any element of sustainability in relation to accessibility to community infrastructure
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity and geodiversity		The policy is unlikely to impact on any element of sustainability in relation to the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil and noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability in relation to efficient use of land
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use density		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**-**	The policy may have a negative impact on employment opportunities as the policy restricts development within the DEPZ		The policy may have a negative impact on economic sustainability as the policy limits development opportunities in the DEPZ.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**? / -**	The policy may have a negative impact on the viability and vitality of town		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			and village centres as development opportunities are limited in areas within the DEPZ		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	High	Local (Eastern Area)	Permanent	Long Term

The policy is likely to have a neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability as the policy seeks to protect human health from the unlikely event of an emergency occurring at AWE. There are also likely to be negative impacts on social sustainability as the policy seeks to restrict development (residential and employment) from taking place within the DEPZ, to protect human health from the unlikely event of an emergency at AWE. Therefore, there will be impacts on the provision of housing and affordable housing and new employment opportunities in the area.

SP5 Responding to Climate Change

Reviewed for Main Modifications – No change necessary.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**++**	The policy is likely to have a significantly positive impact on GHG emissions are it specifically relates to responding to climate change		The policy is likely to have a significantly positive impact on all elements of sustainability as it seeks to respond to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**+**	The policy is likely to have a positive impact on flood risk as is requires development proposals to avoid or manage flood risk.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is likely to have a significantly positive impact on environmental sustainability as it seeks to protect GI to aid the response to climate change.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**++**	The policy is likely to have a significantly positive impact on GI as it seeks to ensure GI and open spaces are provided for shading and cooling, detain run-off and absorb CO_2		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is likely to have a positive impact on social and economic sustainability by supporting access to IT facilities.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**+**	The policy is likely to have a positive impact on access to IT facilities as it seeks to take advantage of new and zero carbon technologies and innovations, including digital		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is likely to have a positive impact on environmental sustainability as it promotes the use of sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	The policy is likely to have a positive impact on opportunities for walking, cycling and public transport as it requires consideration of sustainable transport.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**++**	The policy is likely to have a significantly positive impact ton biodiversity as it includes requirements to improve 3wildlife habitat and species conservation.		The policy is likely to have a significantly positive impact on environmental sustainability as it seeks to protect the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact on landscape character as it seeks to protect GI, wildlife habitat and the historic environment.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**++**	The policy is likely to have a significantly positive impact on the historic environment as it specifically request the integrity of the historic environment to be considered.		
6: To protect and improve air, water	6(a): To reduce air pollution	**+**	The policy will have a positive impact on air		The policy is likely to have a positive impact on environmental

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
and soil quality, and minimise noise levels throughout West Berkshire.			pollution as knock-on effect of other requirements of the policy such as sustainable travel.		sustainability as it seeks to protect air and water quality.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**+**	The policy is likely to have a positive impact on water quality as it seeks to manage and conserve water resources and prevent harming water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on efficiency of land use
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on densities of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**++**	The policy is likely to have a significantly positive impact on energy use as it requires net zero carbon to be achieved and for renewable low and zero carbon energy to be supplied.		The policy is likely to have a significantly positive impact on environmental sustainability in relation to consumption and waste of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**+**	The policy is likely to have a positive impact on waste generation as it requires recycling and waste reduction during construction and occupation.		
	8(c): To reduce water consumption and promote reuse	**++**	The policy is likely to have a positive impact on water consumption as it requires		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			management and conservation of adequate water resources.		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral / Positive	High	District Wide	Permanent	Long Term

The policy is likely to have an overall positive / neutral impact on sustainability. There are a number of significantly positive impacts on environmental sustainability as the policy seeks to ensure measures are in place to protect GI and open spaces with the biodiversity they provide to respond to climate change. There is also a significantly positive impact on all elements of sustainability as a result of the policies measures to respond to climate change. No negative impacts have been identified.

SP6 Flood Risk

Reviewed for Main Modifications – No change necessary.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy seeks to direct development to the most appropriate locations away from areas at risk from flooding, but will not directly contribute to a reduction in GHG emissions.		Changes in flood risk can be directly linked to climate change. This policy will have a positive impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**++**	Managing flood risk is one way that the impact of climate change can be manged to reduce the impact of changes in the climate, especially in relation to rainfall.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	Policy is not concerned with meeting housing needs		The policy is not concerned with meeting housing needs therefore there is no impact on any element of sustainability
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	Policy is not concerned with meeting housing needs		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The policy seeks to direct development away from areas at risk from flooding. Flood plains are often used for recreational purposes and the policy should allow this to continue.		The policy should have a positive impact on all elements of sustainability as it seeks to direct development away from areas vulnerable to flooding which will leave them available for other uses and activities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy will not impact on levels or fear of clime and anti-social behaviour.		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**+**	The policy directs development away from areas at risk from flooding which often form part of the GI network, therefore, the policy seeks to protect these areas from development.		
3: To improve accessibility to	3(a): To improve access to education, health and other services	**0**	The policy will not impact on access to education, health or other services		The policy will not impact on any element of sustainability in relation to

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy will not impact on access to IT facilities		accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy will not impact on levels of accidents and safety		The policy is unlikely to impact on any element of sustainability, although there maybe some opportunities for the encouragement/promotion of walking and cycling using green corridors made possible by the protection of these areas from development where they are at risk from flooding.
	4(b): To increase opportunities for walking, cycling and use of public transport	**? / +**	There is the potential for the policy to provide for additional green corridors for active travel by protecting areas at risk from flooding from development.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy will seek to protect flood risk areas from development, conserving them as green spaces for biodiversity		The policy is likely to have positive impact on environmental sustainability as it seeks to protect flood plains from development allowing the continued use for biodiversity and the conservation of the landscape character.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy seeks to protected flood risk areas from development, conserving the character of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the conservation or protection of heritage assets.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy is likely to have a positive impact on environmental sustainability through the protection of soils and water quality.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**+**	The policy seeks to protected flood risk areas from development, which in turn will protect the soil quality as no development will take place.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	6(d): To maintain and improve water quality	+	The policy seeks to protect flood risk areas from development which will help to maintain, if not improve water quality. Modification to the policy now includes ensure developments are not at risk from sewer flooding which will protect water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The policy will not impact on any element of sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The policy will not impact on the density of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	0	The policy will not impact on energy use		The policy is unlikely to have an impact on any element of sustainability other than where is protects areas from overuse of water resources as a result of development in flood risk areas.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy will not impact on waste generation		
	8(c): To reduce water consumption and promote reuse	+	The policy seeks to protect flood risk areas from development, therefore helping to protect the water environment from overuse.		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The policy will not impact on the use of minerals or secondary materials.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy will not impact on employment opportunities		The policy is unlikely to impact on any element of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy will not impact on employment land		
	10(c): To support the viability and vitality of town and village centres	0	The policy will not impact on viability or vitality of town and village centres.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall positive impact on sustainability. All elements of sustainability are impacted by flooding and therefore, the policy will positively impact on all of sustainability. There is a significantly positive effect on the reduction of flood risk and subsequent quality of life for residents and the environment in the future. There are positive effects for biodiversity, green infrastructure, supporting healthy lifestyles, conserving/enhancing the landscape, improving soil and water quality and reducing greenhouse gas emissions. No negative impacts are identified.

SP7 Design Quality

No modifications proposed to policy.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy seeks to enable development that delivers climate resilience.		
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy seeks to enable development that delivers climate resilience.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy will not have an impact on affordable housing		
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy seeks to enable development that is well designed including to meet specific requirements of those within the community.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	++	The policy aims to deliver well designed developments that enable healthy, active lifestyles.		
	2(b): To reduce levels and fear of crime and anti-social behaviour	++	The policy aims to deliver well designed developments that reduce levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	++	The policy aims to deliver well designed developments that maximise the potential for GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The policy aims to deliver well designed developments that provide good access to community infrastructure.		
	3(b): To support the development of access to IT facilities including	+	The policy aims to deliver well designed accessible developments		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy does not specifically deal with issues relating to road safety		
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	Well-designed developments include provision for walking and cycling and the use of public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**++**	The policy specifically requires development that result in ecological distinctiveness, creating habitats that are local in character.		
	5(b): To conserve and enhance the character of the landscape	**++**	The policy specifically requires development to be landscape led, appropriate and sympathetic to its setting.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**++**	The policy specifically requires development to be appropriate and sympathetic to its setting.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**?**	Well-designed developments should not result in worsening of air pollution but the policy does not specifically deal with of air quality.		
	6(b): To manage noise levels	**?**	Well-designed developments should not result in worsening of noise levels, but the policy does not specifically deal with the impact on noise levels.		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to have an impact on soil quality.		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to have an impact on water quality.		
7: To promote and improve the	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to have an impact on maximising the use of PDL		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
efficiency of land use.	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The policy seeks to deliver well-designed developments which includes use of sustainable densities.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy seeks to ensure that climate resilience is included within the design of any development coming forward.		
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	?	The policy is unlikely to have a direct impact on reducing waste generation. However, there is scope for indirect positive impacts if existing materials can be reused as part of new design proposals		
	8(c): To reduce water consumption and promote reuse	?	The policy is unlikely to have an impact on water consumption, although the specific design of developments maybe able to have some influence on consumption and reuse.		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The policy is unlikely to have an impact on the consumption on minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy is unlikely to have an impact on employment opportunities		
	10(b): To support key sectors and utilise employment land effectively and efficiently	+	The policy seeks for well-designed developments, which would require consideration of how employment land is utilised most effectively and efficiently.		
	10(c): To support the viability and vitality of town and village centres	+	Well-designed development will support the viability and vitality of town and village centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Positive	High	District Wide	Permanent	Short to Long Term

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
The policy is likely to have an overall positive impact on sustainability, with several elements having significantly positive impacts, including climate change, health, safety and well-being and the character and distinctiveness of the environment. A number of unknown impacts are predicted as the policy may not result in direct sustainability impacts, but well-designed places can have indirect impacts on such areas as pollution control and use of natural materials.					

SP8 Landscape Character

No modifications proposed to policy.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions directly	Protection of the landscape will help to retain green open spaces which can help to absorb GHG emissions, resulting in an overall positive impact	The policy is likely to have an indirect positive impact on all element of sustainability in relation to GHG emissions.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk directly.	Protection of the landscape will help to retain green open spaces which can help to act as flood storage, resulting in an overall positive impact.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to needing housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is likely to have a positive impact on environmental and social sustainability through the provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**+**	The policy is likely to have a positive impact on GI as protecting the landscape will protect the GI that makes up the landscape.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community infrastructure.		The policy is unlikely to impact on any element of sustainability in relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and use of public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy is likely to have a positive impact on biodiversity as it seeks to protect the landscape which provides habitats for wildlife.		The policy is likely to have a positive or significantly positive impact on environmental sustainability in relation to the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**++**	The policy will have a significantly positive impact on the character of the landscape as this is the main aim of the policy.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**+**	The policy will have a positive impact on the built and historic environment as these elements can form part of the landscape character of an area and are protected by the policy.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil and noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability in relation to efficient use of land
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to consumption of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		
Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
Neutral	Medium	District Wide	Permanent	Long Term	
The policy is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are likely in relation to environmental sustainability as the policy seeks to protect landscape character, which in turn protects biodiversity and GI. No negative impacts have been identified.					

SP9 Historic Environment

Reviewed for Main Modifications – No change necessary.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is likely to have a positive impact on environmental sustainability as a result of protecting GI
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**+**	The policy is likely to have a positive impact on GI as it offers protection of heritage assets which form part of the GI.		
3: To improve accessibility to	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact on any element of sustainability in

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		relation to accessibility to community infrastructure
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy is likely to have a positive impact on biodiversity as it seeks to protect heritage assets which also act as habitats		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact on landscape character as it seeks to protect heritage assets which form part of the landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**++**	The policy is likely to have a significantly positive impact on the historic environment as the policy seeks to protect heritage assets.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil and noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the	7(b): To maximise the use of previously developed land	**0**	The policy is unlikely to impact on PDL		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
efficiency of land use.	and buildings where appropriate				The policy is unlikely to impact on any element of sustainability in relation to efficient use of land
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to consumption of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability in relation to the economic base
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on viability and vitality of town and village centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	high	District Wide	Permanent	Long term

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability in relation to protection of the historic environment. There are also likely to be positive environmental sustainability impacts in relation to protection of GI and landscape character. No negative sustainability impacts have been identified.					

SP10 Green Infrastructure

Reviewed for Main Modifications – No change necessary.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**+**	The policy seeks to ensure GI is retained and enhanced which will in turn help to reduce GHG emissions through the provision of green spaces		The policy is likely to have a positive, or significantly positive effect on all elements of sustainability as a result it seeks to provide green spaces which can act as flood storage and help to reduce GHGs
	9(b): To sustainably manage flood risk to people, property and the environment	**++**	The policy seeks to ensure GI is retained and enhanced. GI can act as emergency flood storage, so the policy will help to manage flood risk by ensuring adequate GI is retained across the district.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to have an impact on the provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to housing provision.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to have an impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**++**	The provision of GI required by the policy provides opportunities for healthy, active lifestyles.		The policy is likely to have a positive, or significantly positive impact on all elements of sustainability as a result of ensuring adequate provision of good quality GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**+**	The policy seeks to provide pleasant and safe green routes, therefore seeking to reduce levels and fear of crime and snit-social behaviour.		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**++**	This is the main aim of the policy therefore, it is likely to have a significantly positive impact on the provision of GI		
3: To improve accessibility to	3(a): To improve access to education, health and other services	**+**	GI can provide accessible routes to community infrastructure where it is		The policy is likely to have a positive impact on all elements of sustainability

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
community infrastructure			well planned and designed as required by the policy.		as the provision of adequate GI can result in improved access to services and facilities.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to have an impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**++**	Well planned and designed GI will provide safe and accessible routes through and between communities		The policy will have a significantly positive impact on all elements of sustainability, with the main impact being on social sustainability by improving safety and providing opportunities for safe walking and cycling.
	4(b): To increase opportunities for walking, cycling and use of public transport	**++**	Well planned and designed GI will provide good provision for walking and cycling		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**++**	The policy requires that GI contributes to biodiversity net gain.		The policy will have a significantly positive impact on all elements of sustainability, but in particular environmental sustainability as it seeks to provide GI that will protect the natural, built and historic environments.
	5(b): To conserve and enhance the character of the landscape	**++**	The policy seeks to provide GI which will aid conservation and enhancement of the character of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**+**	The policy seeks to provide GI which will help to protect, conserve and enhance the environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**+**	The policy seeks to provide green routes for walking and cycling which should help to reduce vehicle traffic therefore, reducing the potential impact on air pollution		The policy will be likely to have a positive impact on environmental and in some cases social sustainability as it seeks to provide good quality GI.
	6(b): To manage noise levels	**+**	The policy seeks to provide green routes for walking and cycling which should help to reduce vehicle traffic therefore, reducing the potential impact on vehicle related noise within settlements		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	+	The provision of GI will provide space for water and will work with nature to ensure water quality is maintained and improved.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy is unlikely to impact on the use of PDL		The policy is unlikely to impact on any element of sustainability in relation to efficient land use.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The policy is unlikely to impact on the density of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	0	The policy is unlikely to have an impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	?	The policy seeks the provision of GI. Where GI can be used for rainwater harvesting/collecting for reuse or recycling this would have a positive impact.		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The policy is unlikely to have an impact on the consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy is unlikely to have an impact on employment		The policy is unlikely to have an impact on any element of sustainability in relation to the economy, although indirectly GI within town and village
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to have an impact on the use of employment land		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	10(c): To support the viability and vitality of town and village centres	+	The provision of GI as supported by the policy will help to ensure that town and village centres are pleasant places to visit supporting their viability and vitality.		centres may improve the visitor experience resulting in some social and economic benefits.

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Positive	High	District Wide	Permanent	Long Term

The policy is likely to have a long term positive impact on all sustainability objectives, as a result of the provision of high quality GI across the district. There are likely to be significantly positive effects on environmental and social sustainability as the policy seeks to provide biodiversity, landscape and flood risk benefits. There are positive social and economic sustainability impacts in relation to provision of walking and cycling routes within and between developments. No negative sustainability impacts have been identified.

SP11 Biodiversity and Geodiversity

Reviewed for Main Modifications. No change to overall outcome of SA/SEA, additional wording added to Biodiversity criteria in relation to modification around BNG.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	This policy is likely to have a positive impact on GHG emissions as the protection of biodiversity, particular trees and vegetation help to absorb emissions.		The policy is likely to have a positive impact on all elements of sustainability in relation to responding to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	0	The policy is unlikely to impact on flood risk.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meting housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The policy is unlikely to impact on provision of housing		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is likely to have a positive impact on environment al sustainability through the provision of GI to support biodiversity.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**+**	The policy is likely to have a positive impact on GI as in many cases GI provides habitats and spaces for biodiversity		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities.		The policy is unlikely to impact on any element of sustainability in relation to access to community infrastructure
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**++**	The policy is likely to have a significantly positive impact on biodiversity and geodiversity as it specifically seeks to protect these.	Modifications to the policy potentially reduce the positive impact the policy could have; however, this is covered by national legislation on BNG and therefore, the overall impact will be significantly positive.	The policy is likely to have a significantly positive impact on environmental sustainability through the protection of biodiversity.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact on landscape character as biodiversity and geodiversity form part of the landscape character.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy is unlikely to impact on air quality		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect soil and water quality as habitats.
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	+	The policy is likely to have a positive impact on soil quality as it seeks to protect biodiversity, of which soil forms a part.		
	6(d): To maintain and improve water quality	+	The policy is likely to have a positive impact on water quality as it seeks to protect biodiversity of which water quality can but critical.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability in relation to efficient use of land
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The policy is unlikely to impact on density of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	0	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy is unlikely to impact on waste generation		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	High	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental sustainability impacts are identified in relation to the protection of biodiversity and the knock-on effects this has on GHG emissions, landscape character and GI. No negative impacts have been identified.

SP12 Approach to Housing Delivery

Reviewed for main modifications – no change required.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to GHG emission.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact directly on the provision of affordable housing	As other policies in the plan require a proportion of affordable housing to be provided it is likely that this policy will have an indirect positive impact on provision of affordable housing	The policy is likely to have a positive impact on social sustainability as it seeks to make provision for new homes in the district.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**++**	The policy is likely to have a positive impact on meeting housing needs as the housing target has been calculated taking into account the need for additional housing in the district.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles.		The policy is unlikely to impact on any element of sustainability in relation to healthy, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour.		
	2(c):To enable the protection and enhancement of high	**0**	The policy is unlikely to impact on GI		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	quality multi-functional GI across the District				
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact on any element of sustainability in relation to access to community infrastructure
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity		The policy is unlikely to impact on any element of sustainability in relation to the natural, built and historic environment
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	+	The policy is likely to have a positive impact on use of PDL as it seeks to promote developments that utilise opportunity for better use of the existing housing stock.		The policy is likely to have a positive impact on environmental sustainability is it seeks to promote developments that make better use of existing housing stock.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The policy is unlikely to impact on land use density		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	0	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy is unlikely to impact on employment opportunities		The policy is likely to have a positive impact on all elements of sustainability in relation to the economic base by supporting new residential development in sustainable locations.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to impact on effective use of employment land		
	10(c): To support the viability and vitality of town and village centres	+	The policy is likely to have a positive impact on the viability and vitality of town and village centres by		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			encouraging for additional housing development in sustainable locations.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There are likely to be positive impacts on social sustainability in relation to the delivery of new houses to meet local needs. Delivering new homes will also have a positive impact on economic sustainability as it will help to support the viability and vitality of town and village centres within the settlement hierarchy. No negative impacts have been identified.

SP13 Sandleford Strategic Site

Reviewed for main modifications – no change to overall outcome, minor changes to supporting justification/enhancement in relation to climate change.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	++	The policy states that on-site renewable energy will be required to assess with delivering a carbon neutral development.	Modification to the policy requires on-site energy generation from renewable, low carbon and/or zero carbon energy sources.	The policy should have an overall positive impact on environmental and social sustainability in relation to climate change impacts.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires detailed flood risk assessment with hydraulic modelling to be provided for the whole site and for each phase of the development.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	++	The policy sets out a requirement for at least 40% affordable housing		The policy should have an overall positive impact on social sustainability in relation to housing needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy sets out a requirement for a housing mix in line with table 4 of policy SP18.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy requires active travel corridors to be present across the site will which support active, healthy lifestyles.		The policy should have a positive impact on social sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	?	The policy does not specifically deal with reducing levels and fear of crime and anti-social behaviour, however good design should ensure there is at least a neutral impact, if not a positive one.		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	++	The policy sets out specific GI requirements for the development.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	++	Specific infrastructure services, such as a primary school, secondary school extension are included within the policy.	Reference is also made to the requirements set out in the IDP.	The policy should have an overall positive impact on social sustainability in relation to accessibility to community infrastructure
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	?	Specific mention of IT facilities is not mentioned within the policy, therefore, it is likely to have a neutral impact.	Other policies in the plan deal with the need to provide adequate IT facilities, therefore, there could be an overall positive impact.	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	The policy does not make specific reference to reducing accidents and improving road safety, but TA work will be required and mitigation provided where necessary.	Proposals for the site would need to comply with all policies in the plan including transport policies therefore, there could be an overall positive impact.	The policy should have an overall positive impact on all elements of sustainability in relation to promoting opportunities for safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	++	The policy includes reference to walking, cycling and public transport routes through the site.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	++	The policy sets out requirements to provide biodiversity.		The policy should have a significantly positive impact on environmental sustainability as a result of the policy working relating to the natural, and historic environment.
	5(b): To conserve and enhance the character of the landscape	++	The policy limits development to certain areas of the site to respect the landscape sensitivity of the wider site.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	++	The policy limits development to certain areas of the site to respect the registered historic landscape and setting of the former Sandleford Priory.		
6: To protect and improve air, water and soil quality, and minimise noise levels	6(a): To reduce air pollution	?	While the policy does not make specific reference to air pollution the need to promote walking, cycling a public transport will help to manage air pollution.	Development proposals for the site will need to comply with all policies in the plan which includes an air quality policy, therefore, there could be an overall positive impact.	The policy will have an unknown impact on environmental sustainability without further information regarding what will

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
throughout West Berkshire.	6(b): To manage noise levels	**?**	While the policy does not make specific reference to air pollution the need to promote walking, cycling a public transport will help to manage air pollution.	Development proposals for the site will need to comply with all policies in the plan which includes an air quality policy, therefore, there could be an overall positive impact.	actually be delivered on the site. With appropriate mitigation the policy should deliver a development that has a positive impact on sustainability.
	6(c): To maintain and improve soil quality	**- / 0**	Development of the site without mitigation measures could result in loss of soil quality.	While soil quality would be lost under the developed part of the site, the development of the public open space on the site could result in improvements overall.	
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is a greenfield site.		Overall the policy should have a neutral impact on economic sustainability. However, the greenfield nature of the site will be difficult to mitigate.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**+**	The housing number of the site is based on the density pattern book for West Berkshire.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**++**	The policy requires provision of on-site renewable energy		The policy is likely to have a positive impact on environmental sustainability as a result of the policy requirements. Mitigation measures may be required to ensure that a positive impact in achieved.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on water generation.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to have a direct impact on water consumption	Development proposals for the site will need to comply with all policies in the plan which includes a water management policy, therefore, there could be an overall positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	-	The site is underlain by sand and gravel, potential for sterilisation of this resource. The policy asks for a Mineral Resource Assessment.	Prior or incidental extraction will be required on the site depending on the outcome of the MRA. This should result in an overall neutral impact. Modification proposed requires an MRA to be provided for each development phase of the site.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	+	The policy includes a requirement for retail facilities in the form or a local centres and business employment.		The policy is likely to have a positive impact on economic sustainability ~~thorugh~~ through the employment / local centre requriements set out in the policy.
	10(b): To support key sectors and utilise employment land effectively and efficiently	+	The policy includes a requirement for retail facilities in the form or a local centres and business employment.		
	10(c): To support the viability and vitality of town and village centres	+	The policy includes a requirement for retail facilities in the form or a local centres and business employment.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Positive	Medium	Local (Newbury)	Permanent	Long Term

The site is likely to have an overall positive impact on sustainability. The aim of the policy is to deliver housing to meet local housing needs, therefore, there will be a positive, or significantly positive impact on social sustainability. The wording of the policy sets out requirements to ensure positive impacts on environmental sustainability, which will be supported by other policies in the plan. The site is a greenfield site underlain by sand and gravel, so there are some potential negative environmental and economic sustainability impacts if adequate mitigation measures are not provided. There are also a number of uncertain sustainability impacts, but this is mainly as the policy does not make specific reference to those elements. Other policies in the plan should ensure impacts neutral or positive.

SP14 North East Thatcham Strategic Site

Reviewed for main modification. Significant changes to policy, however, on review no overall change to SA/SEA outcome.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy is likely to have a positive impact as it seeks for a sustainable, low carbon development.		The policy is likely to have a positive impact on all element of sustainability in relation to responding to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires consideration of SuDS that could deliver net gains for Thatcham, but there is no other reference made to flood risk. The policy does includes requirements for GI, ecology and sustainability measures to be included which may all have a positive impact on flood risk,	The policy, in combination with other policies in the plan (eg. the flooding policy) should result in a positive impact. A modification to the policy requires the existing flood attenuation ponds to be retained, protected and enhanced.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	++	The policy includes specific reference to the provision of affordable housing to be provided on the site.		The policy is likely to have a significantly positive impact on social sustainability as it will help to meet housing to meet local needs, including affordable housing and provision to meet needs across all sectors of the community.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	++	The policy includes requirements for a range of dwellings types as set out in SP18. There is also a requirement for 3% of dwellings to be delivered via serviced custom/self-build.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	++	The policy includes requirements for sports facilities, sustainable modes of travel to be designed into the site to allow for safe, active travel.		The policy is likely to have a significantly positive impact as it seeks to support and improve health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	The policy is likely to have a positive impact as the design		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			of the site should be such to design out crime.		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	++	The policy is likely to have a significantly positive impact as it includes details of the GI provision required.		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	++	The policy is likely to have a positive impact on accessibility community services and facilities, including education provision, health care provision and other services/facilities		The policy is likely to have a positive impact on all elements of sustainability as it seeks to improve accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	?	The policy itself unlikely to impact on access to IT facilities as there is no mention of IT facilities in the policy.	Other policies in the plan require consideration of digital infrastructure, so overall the development should result in a positive impact on digital accessibility.	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy is likely to have a positive impact on road safety as safe travel will be critical to the design of the site.		The policy is likely to have a significantly positive impact on all element of sustainability as it seeks to provide opportunities for safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	++	The policy is likely to have a significantly positive impact on walking, cycling and public transport as the development should be designed with these in mind.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	++	The policy is likely to have a significantly positive impact on biodiversity as it sets out specific ecological requirements for the development		The policy is likely to have a significantly positive impact on environmental sustainability as it seeks to conserve and enhance the natural, built and historic environment.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
conserved and enhanced.	5(b): To conserve and enhance the character of the landscape	+	The policy is likely to have a positive impact on landscape character as consideration of the landscape is written into the policy.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy is likely to have a positive impact on the historic environment as it includes the requirement for a Historic Environment Strategy to be submitted		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy is unlikely to impact on air quality	Other policies in the plan will ensure that there is no negative impact on air quality.	The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	+	The modified policy requires consideration of wastewater	Other policies in the plan also require consideration of water resources and waste water.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The policy is greenfield		The policy is likely to have an overall neutral impact, with a positive impact on social sustainability as it seeks to provide suitable densities of dwelling across the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The policy is likely to have a positive impact on density of land use, as the number of dwellings on the site takes into account appropriate densities.		
8: To reduce consumption and waste of natural resources and	8(a): To reduce energy use and promote the development and use of sustainable /renewable	++	The policy is likely to have a significantly positive impact on energy use as it requires the site to consider energy		The policy is likely to have a significantly positive impact on environmental sustainability as it seeks to manage natural resources.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
manage their use efficiently.	energy technologies, generation and storage		use and provide on-site renewable energies.		
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to have an impacts on waste generation. However, the policy does require 'BREEAM' excellent for non-residential buildings which can include consideration of waste management.		
	8(c): To reduce water consumption and promote reuse	**+**	The policy is likely to have a positive impacts on water consumption as it requires an integrated water supply and drainage strategy to be submitted.		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**+**	The policy is likely to have a positive impact on the consumption of minerals as it requires a MRA to be submitted.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**+**	The policy is likely to have a positive impacts on employment opportunities as it includes a requirement for community facilities, which could include employment opportunities, to be provided on site.		The policy is likely to have a positive impact on economic sustainability as it requires provision of employment opportunities.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on the effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**++**	The policy is likely to have a significantly positive impact on the viability and vitality of Thatcham as the development will support itself and other		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			improvements within Thatcham.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Positive	High	Local (Thatcham)	Permanent	Long Term

The policy is likely to have an overall positive impact on sustainability. A number of significantly positive impacts on sustainability have been identified. There is likely to be a significantly positive impact on social sustainability as a result of the provision of housing to meet local needs, improving health, safety and wellbeing and protections to GI and biodiversity. There are likely to be positive sustainability impacts in relation to managing natural resources and supporting the economic base. There are also likely to be positive to significantly positive sustainability impacts in relation to responding to climate change and consideration of renewable energy technology. The site is a greenfield site and therefore, would result in a negative impact on environmental sustainability which would need to be mitigated.

SP15 Housing Type and Mix

Reviewed for Main Modification – no change to SA/SEA outcome.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The policy is likely to have a positive impact on the provision of affordable housing as it seeks to ensure a variation in housing mix to meet local needs.		The policy is likely to have a significantly positive impact on social sustainability by seeking to meet local housing needs in terms of type and mix of dwellings built.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**++**	The policy is likely to have a significant impact on the provision of housing to meet the needs of all sectors of the community, as it seeks to ensure an appropriate mix of size, type and location of dwellings to meet local needs.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles. Policy does require consideration of wheelchair accessibility of new dwellings		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			crime and anti-social behaviour.		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact on any element of sustainability in relation to access to community facilities
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to opportunities for sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity		The policy is unlikely to impact on any element of sustainability in relation to the natural, built and historic environment
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on the character of the landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy is unlikely to impact on any element of sustainability in relation to air, water and soil quality
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
throughout West Berkshire.	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability in relation to efficiency of land use
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on sustainable densities of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to consumption of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The policy is unlikely to impact on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			vitality of town and village centres		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	High	District Wide	Permanent	Long Term
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability as the policy seeks to provide a range of housing types and mix to support local needs. No negative impacts have been identified.				

SP16 Affordable Housing

Reviewed for Minor Modifications – minor change to SA/SEA in relation to meeting housing needs for specialist provision.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**++**	The policy is likely to have a significantly positive impact as the main purpose of the policy relates to providing affordable housing to meet identified needs.		The policy is likely to have a significantly positive impact on social sustainability by seeking to provide affordable housing to meet local needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**++**	The policy is likely to have a significantly positive impact on provision of housing to meet needs as it seeks to provide a range of affordable homes to meet different sectors of the community.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact on any element of sustainability in relation to access to community facilities
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to opportunities for sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity		The policy is unlikely to impact on any element of sustainability in relation to the natural, built and historic environment
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy is unlikely to impact on any element of sustainability in relation to air, water and soil quality
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability in relation to efficiency of land use

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The policy is unlikely to impact on sustainable land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	++	The policy is likely to have a significantly positive impact as it requires all affordable houses to be built to net zero carbon standards.		The policy likely to have a positive impact on environmental sustainable as it seeks to ensure net zero carbon homes are delivered.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption	Meeting net zero carbon, as required by the policy should mean that new homes are built to very high sustainability standards, which should result in reduced water consumption.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The policy is unlikely to impact on consumption of minerals.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy is unlikely to impact on employment opportunities		The policy is likely to have a positive impact on economic sustainability as it seeks to provide affordable homes in sustainable places which will support town and village centres.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	+	The policy is likely to have a positive impact on the viability and vitality of town and village centres by providing affordable homes		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			within these locations for people to live.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability through the provision of affordable housing across the district. There are also likely to be positive environmental sustainability impacts as the new affordable homes will need to be built to net zero carbon standards. Positive economic sustainability impacts will also occur as the policy will support the viability and vitality of town and village centres through the delivery of affordable homes in these areas.

SP17 Strategic Approach to Employment Land

Reviewed for Main Modifications – no change required.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision if housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact on any element of sustainability in

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		relation to accessibility to community facilities
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity		The policy is unlikely to impact on any element of sustainability in relation to the natural, built and historic environment
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil and noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**+**	The policy is likely to have a positive impact on PDL as it encourages reuse of existing PDL		The policy is likely to have a positive impact on environmental sustainability as it seeks to promote the use of PDL.
	7(b): To apply sustainable densities of land use	**0**	The policy is unlikely to impact on destiny of land use		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	appropriate to location and setting.				
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**++**	The policy is likely to have a significantly positive impacts on employment opportunities to meet the needs of the district by setting out the criteria for provision of new employment development.		The policy is likely to have a positive / significantly positive impact on economic sustainability as it seeks to support the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**+**	The policy is likely to have a positive impact on effective and efficient use of employment land as it seeks to encourage use of existing employment land.		
	10(c): To support the viability and vitality of town and village centres	**+**	The policy is likely to have a positive impact on the viability and vitality of town and village centres by setting out the criteria of the		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			provision of new employment development.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. A significantly positive impacts has been identified in relation to economic sustainability as the policy seeks to set out the strategy for employment land across the district. Positive impacts have been identified in relation to environmental sustainability as the policy promotes the reuse of PDL over greenfield sites. No negative sustainability impacts have been identified

SP18 Town and District Centres

No changes proposed to the policy.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on climate change		The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on health, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels or fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The policy is likely to have a positive impact as it protects town and district centres and the services and facilities they provide.		The policy is likely to have a positive impact on social sustainability as it seeks to protect services and facilities located within town and district centres.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy is likely to have a positive impact as it seeks to ensure safety and capacity of the local highway network.		The policy is likely to have a positive impact on social sustainability as it seeks to ensure road safety is maintained.
	4(b): To increase opportunities for walking, cycling and use of public transport	0	The policy is unlikely to impact on sustainable travel opportunities		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The policy is unlikely to impact on biodiversity		The policy is likely to have a positive impact on social and environmental sustainability as it seeks to protect the built and historic environment.
	5(b): To conserve and enhance the character of the landscape	0	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy is likely to have a positive impact as the policy seeks to ensure that the character of a centre is protected and that development responds to the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy is unlikely to impact on air quality		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	+	The policy is likely to have a positive impact on PDL as it supports redevelopment and regeneration proposals		The policy is likely to have a positive impact in relation to environmental sustainability as it seeks to make best use of PDL

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			within town and district centres.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The policy is unlikely to impact on land use density		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	0	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	+	The policy is likely to have a positive impact as it allows for a mix of uses within class E that will provide employment opportunities in the centres.		The policy is likely to have a positive or significantly positive impact on economic sustainability as it seeks to protect businesses within town and district centres and to support the viability and vitality of these centres.
	10(b): To support key sectors and utilise employment land effectively and efficiently	+	The policy is likely to have a positive impact on effective and efficient land use as it seeks to make best use of town and district centres.		
	10(c): To support the viability and vitality of town and village centres	++	The policy is likely to have a significantly positive impact as it seeks to support the		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			viability and vitality of the district's centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	High	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact is likely in relation to economic sustainability as the policy sees to protect the viability and vitality of the District's centres. There is also likely to be a positive impact on economic sustainability through supporting businesses in the District's centres. Positive impacts have also been identified in relation to environmental sustainability and social sustainability as the policy seeks to protect local character and the historic environment as well as protecting local services and facilities. No negative sustainability impacts have been identified.

SP19 Transport

No modifications proposed.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**++**	The policy aims to minimise the impact on travel on the environment which will result in a reduction in GHG emissions.		The policy will have a positive impact on all elements of sustainability as one of its main aims is to minimise the imapct transport has on the environment.
	9(b): To sustainably manage flood risk to people, property and the environment	**0 / +**	While the policy seeks to minimise the impact on travel on the environment it will not have a direct impact on managing flood risk, although there may be an indirect positive impact.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is not concerned with meeting housing needs, although there would be an indirectly positive impact in relation to sustainability as the policy relates to improving and promoting sustainable travel options.		The policy is unlikely to impact on housing provision, although ensuring travel choice and promotion of sustainable modes of travel can have indirect benefits on all elements of sustainability.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is not concerned with meeting housing needs, although there would be an indirectly positive impact in relation to sustainability as the policy relates to improving and promoting sustainable travel options.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**++**	The policy seeks to improve and promote opportunities for active travel.		The policy will have a positive, or significantly positive impact on all elements of sustainability, but particularly social sustainability in terms of health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy will not impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**+**	The policy seeks to improve and promote opportunities for active travel, which could include protecting and enhancing GI for these purposes.		
3: To improve accessibility to	3(a): To improve access to education, health and other services	**+**	The policy seeks to improve travel choice and facilitate sustainable travel		The policy will have a positive impact on all elements of sustainability

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
community infrastructure			within, between and to main urban areas and rural service centres.		in terms of access to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy will not impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**+ / ?**	The policy seeks to ensure that any impacts on the transport network are mitigated, and that appropriate TA/TS are provided that should ensure road safety is not made worse, but it is unknown whether the policy would impact on the number of accidents.	Mitigation measures will be required where evidence suggests improvements are needed. This will ensure there are no negative impacts from development.	The policy will have a positive impact on social and economic sustainability through increasing opportunities for sustainable transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	**++**	The policy seeks to improve and promote opportunities for active travel, as well as improving travel choice and facilitating sustainable travel.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**?**	The policy does not specifically relate to conserving or enhancing biodiversity and geodiversity. However, the aims of the policy are to minimise the impact on travel on the environment, so there may be an indirect positive impact.		The policy will not have a direct impact on any element of sustainable development in relation to the character and distinctiveness of the natural, built and historic environment. However, there are indirect positive impacts as a result of reducing vehicle movements and promoting the use of more sustainable transport options (eg. walking/cycling) which do not result in pollutants.
	5(b): To conserve and enhance the character of the landscape	**?**	The policy does not specifically relate to conserving or enhancing the character of the landscape. However, the aims of the policy are to minimise the impact on travel on the environment, so there may be an indirect positive impact.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**?**	The policy does not specifically relate to conserving or enhancing the built and historic environment. However, the aims of the policy are to minimise the impact on travel on the environment, so		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			there may be an indirect positive impact.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**++**	The policy seeks to promote active travel and facilitate sustainable travel, which should help to reduce air pollution across the district.		The policy will have a positive or significantly positive impact on environmental sustainability as a result of promoting and encouraging sustainable modes of travel.
	6(b): To manage noise levels	**++**	The policy seeks to promote active travel and facilitate sustainable travel, which should help to reduce transport related noise levels across the district.		
	6(c): To maintain and improve soil quality	**? / +**	The policy does not specifically relate to soil quality. However, the aims of the policy are to minimise the impact on travel on the environment, so there may be an indirect positive impact.		
	6(d): To maintain and improve water quality	**? / +**	The policy does not specifically relate to water quality. However, the aims of the policy are to minimise the impact on travel on the environment, so there may be an indirect positive impact.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy will not impact on the use of PDL		The policy is unlikely to impact on any element of sustainability in relation to efficiency of land use.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy will not impact on the densities of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**+**	The policy seeks to promote active travel and facilitate sustainable travel, which should help to reduce energy use in relation to petrol/diesel		The impact of the policy on consumption of natural resources is unknown. While the policy is unlikely to have a direct impact, there is the possibility of indirect positive impacts as a result of promoting and encouraging sustainable modes of
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**? / +**	The policy does not specifically deal with waste. However, there may be an indirect impact in relation to the use of non-conventional fuels or other		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			technological developments that help to reduce waste		travel which reduce reliance on conventional oil based fuels.
	8(c): To reduce water consumption and promote reuse	0	The policy will not impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	? / +	While the policy is unlikely to have a direct impact on reducing consumption of minerals, moves towards sustainable travel as promoted by the policy may have an indirect impact on demand for oil based fuel products.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy will not impact on the range of employment opportunities		The policy is unlikely to have an impact on employment, but there is a significantly positive impact on economic sustainability in relation to the viability and vitality of town and village centres where improved sustainable transport links are to be provided.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy will not impact on the effective or efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	++	The policy seeks to improve travel choice and facilitate sustainable travel within, between and to urban areas and rural service centres which will help to support the viability and vitality of town and village centres.		

Summary of Effect

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Positive	High	District Wide	Permanent	Long Term
The policy is likely to have a long term positive impact on all sustainability objectives as it seeks to promote and encourage the use of sustainable modes of travel, such as walking, cycling and the use of public transport over car use. A number of indirectly positive environmental impacts have also been identified, which relate to benefits that a reduction in car use would have that are not directly related to the policy. No negative impacts have been identified as a result of this policy.				

SP20 Infrastructure Requirements and Delivery

Reviewed for Main Modifications – no change required.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**+ / ?**	The policy is primarily focused on ensuring necessary infrastructure is delivered alongside new development. While the policy does not specifically seek to reduce GHG emissions, the provision of suitable and necessary infrastructure may have an indirect positive impact by ensuring sites have the services and facilities they require to minimise GHG emissions.		The policy is likely to result in a positive impact on all elements of sustainability as a result of ensuring the provision of flood risk infrastructure.
	9(b): To sustainably manage flood risk to people, property and the environment	**+**	The policy requires that necessary infrastructure is provided alongside developments, this includes infrastructure which helps to sustainability manages flood risk.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	Although the policy does not specifically relate to the provision of affordable housing it does look to make sure that necessary infrastructure is available in order to support residential developments of all types.		The policy is unlikely to have a direct impact on housing provision, but will ensure that the necessary infrastructure to support such development is provided alongside new housing development.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	Although the policy does not specifically relate to the provision of housing it does look to make sure that necessary infrastructure is available in order to support residential developments of all types.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The policy seeks to ensure that infrastructure necessary to support a development is provided, which could include facilities to support health, active lifestyles.		The policy is likely to have a positive or significantly positive impact on social and environmental sustainability, particularly in relation to the provision
	2(b): To reduce levels and fear of crime and anti-social behaviour	**?**	The policy does not actively seek to reduce levels and fear of crime. There		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			may be indirect positive impacts as a result of ensuring suitable infrastructure is provided alongside developments.		of GI to support new development.
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	++	The policy seeks to ensure necessary infrastructure is provided to allow a development to go ahead, this could include the provision of GI.		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	++	The policy is focused on providing necessary infrastructure, facilities and services where they are required as a result of development, which will result in improved access to education, health and other services.		The policy is likely to have a significantly positive impact on all elements of sustainability as a result of the provision of infrastructure to support access to education, health and other services as a result of new development.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	++	The policy is focused on providing necessary infrastructure to support development, which could include the provision of access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy is focused on providing necessary infrastructure to support development, this could include infrastructure to improve road safety.		The policy is likely to have a positive impact on social sustainability, with an indirect impact on economic and environmental sustainability as people choose to consider using more sustainable modes of travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy is focused on providing necessary infrastructure to support development, this could include infrastructure to support allow easy consideration of walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The policy does not specifically deal with biodiversity and geodiversity. However, the provision of adequate infrastructure, services and facilities could include provision of biodiversity and geodiversity infrastructure.		The policy is unlikely to have an impact on any element of sustainability in relation to the character and distinctiveness of the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	0	The policy will not impact on the character of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic	0	The policy will not impact on the built or historic environment.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	environment to include sustaining the significant interest of heritage assets				
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy will not impact on air quality.		The policy is likely to have a positive impact on environmental sustainability where infrastructure improvements are considered necessary in relation to noise or water quality.
	6(b): To manage noise levels	**+**	The policy could require noise mitigation to be included, where it is considered necessary infrastructure to support a development.		
	6(c): To maintain and improve soil quality	**0**	The policy will not impact on soil quality		
	6(d): To maintain and improve water quality	**+**	The policy seeks to ensure that infrastructure to support new development is provided, which could include facilities to maintain and improve water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy will not impact on the use of PDL.		The policy is unlikely to impact on any element of sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy will not impact on the density of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**+**	There policy seeks to ensure that infrastructure, facilities and services that are required to make a development acceptable are provided, this could include facilities for sustainable / renewable energy generation.		The policy is likely to have a positive impact on all elements of sustainability in relation to the provision of infrastructure related to sustainable / renewable energy.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**?**	The policy does not specifically deal with reducing water consumption. However, where infrastructure is		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			deemed necessarily in relation to water use there could be scope to impact on water consultation.		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on the consumption of minerals.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**?**	The policy does not specifically deal with the provision of employment opportunities, however, there may be an indirect impact on employment where certain facilities, services are deemed necessary to support a development which result in employment opportunities.		The policy is likely to have a positive impact on economic sustainability, thorough the provision of employment opportunities associated with facilities required for new developments.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy will not impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not impact on the viability or vitality of town or village centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Positive	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall positive impact on all elements of sustainability. A number of significantly positive impacts are predicted particularly in relation to social sustainability through the provision of infrastructure to support new developments and local communities. There are also a number of unknown impacts as the policy does not specifically deal with those areas, but may have an indirectly positive impact as a result of the aims of the policy to deliver infrastructure to support development. No negative impacts have been identified.

Appendix 6: SA/SEA of Development Management Policies

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Key effects of options on the SA/Objectives

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

DM1: Residential Development in the Countryside

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions	Other policies in the plan will ensure proposals consider GHG emissions	The policy is unlikely to impact on any element of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk.	Other policies in the plan will ensure proposals consider flood risk.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The policy is likely to have a positive impact on the provision of affordable housing to meet identified needs by providing criteria to manage proposals for development in the countryside.		The policy is likely to have a positive impact on social sustainability through the provision of housing to meet local needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The policy is likely to have a positive impact on the provision of housing to meet identified needs by providing criteria to manage proposals for development in the countryside.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on health, active lifestyles	Other policies in the plan will consider healthy, active lifestyles	The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy will not impact on crime and anti-social behaviour	Other policies in the plan will consider design to reduce	

				crime and anti-social behaviour.	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI	Other policies in the plan will consider the provision of GI	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to education, health and other services.		The policy is unlikely to have an impact on any element of sustainability in relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on accidents and road safety		The policy is unlikely to have an impact on any element of sustainability in relation to sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on walking, cycling or use of public transport	Other policies in the plan deal with sustainable travel	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity	Other policies in the plan deal with biodiversity and geodiversity, including provision of Net Gain.	The policy is likely to have a positive, or significantly positive impact on environmental sustainability in relation to protection of the countryside and heritage assets.
	5(b): To conserve and enhance the character of the landscape	**++**	The policy is likely to have a significantly positive impact on the landscape character.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**++**	The policy sets out specific criteria in relation to the use of heritage assets		
6: To protect and improve air, water and soil quality, and minimise noise levels	6(a): To reduce air pollution	**0**	The policy is unlikely to have an impact on air pollution	Other policies in the plan will deal with air pollution.	The policy is unlikely to impact on any element of sustainability in relation to air quality, water quality, soil or noise.
	6(b): To manage noise levels	**0**	The policy is unlikely to have an impact on noise levels.	Other policies in the plan will deal with noise levels	
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to have an impact on soil quality.	Other policies in the plan will deal with soil quality.	

throughout West Berkshire.	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality.	Other policies in the plan will deal with water quality.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**++**	The policy will have a significantly positive impact on PDL as the policy priorities redevelopment of existing buildings.		The policy is likely to have a positive impact on economic and environmental sustainability through the reuse of land.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on the density of land use.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use	Other policies in the plan seek to deal with renewables and energy use	The policy is unlikely to have an impact on any element of sustainability in relation to the use of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation/disposal	Other policies in the plan seek to deal with waste	
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption	Other policies in the plan seek to deal with water consumption	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on the consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**+**	The policy is likely to have a positive impact on employment opportunities as it includes clauses relating to development which supports the rural economy.		The policy is likely to have a positive impact on economic sustainability as a result of the ability to redevelopment land for employment uses.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**+**	The policy is likely to have a positive impact on utilising employment land effectively and efficiently as it allows for the redevelopment/conversion of		

			redundant or disused buildings		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres due to the location of the development it would manage.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. A number of positive or significantly positive sustainability impacts have been identified, particularly in relation to environmental sustainability in relation to landscape and heritage, but also for economic sustainability in relation to the redevelopment of existing land and development where there is a local need. No negative impacts have been identified.

DM2: Separation of settlements around Newbury and Thatcham

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**-**	The policy will have unknown impact on the provision of affordable housing as it prevents development from taking place within the gaps.		Protecting the gaps could have a negative impact on sustainability as it will not allow housing development within the protected gaps
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**-**	The policy will have unknown impact on the provision of affordable housing as it prevents development from taking place within the gaps.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy active lifestyles		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect green spaces between settlements some of which form GI provision.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**+**	The policy is likely to have a positive impact on GI as it will keep green spaces between existing settlements.		

3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community services		The policy is unlikely to impact on access to community infrastructure
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling or public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**++**	The policy is likely to have a positive impact on GI as it will keep green spaces between existing settlements which will support biodiversity.		The policy is likely to have a significantly positive impact on environmental sustainability as it seeks to protect open spaces and landscape character which in turn will help to protect the landscape character.
	5(b): To conserve and enhance the character of the landscape	**++**	The policy is likely to have a positive impact on GI as it will keep green spaces between existing settlements which conserve the landscape character.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy is unlikely to impact on any element of sustainability
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the	7(b): To maximise the use of previously developed land	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on efficient use of land

efficiency of land use.	and buildings where appropriate				
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Newbury and Thatcham)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive impacts on environmental sustainability as the policy seeks to retain green gaps between the settlements of Newbury and Thatcham to retain their separate identities. This will result in positive impacts for landscape character and biodiversity. Potential negative sustainability impacts have been identified in relation to social sustainability as the policy restricts development in these areas.

DM3: Health and Wellbeing

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions	Other policies in the plan will ensure proposals consider GHG emissions	The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk	Other policies in the plan will ensure proposals consider Flood risk	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact in any element of sustainability in relation to meeting housing needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**++**	The policy seeks to support healthy, active lifestyles		The policy is likely to have a positive impact on social sustainability, when considered in combination with other policies of the plan, as the policy seeks to promote health and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	Own its own the policy is unlikely to impact on levels and fear of crime and anti-social behaviour	Other policies in the plan will ensure proposals consider requirements for good design to ensure no impact on levels and fear of crime and anti-social behaviour.	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	Own its own the policy is unlikely to impact on GI	Other policies in the plan will ensure proposals consider GI	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**++**	The policy seeks to promote and support wellbeing and reduce health inequalities therefore, it will help to		The policy is likely to have a positive impact on social sustainability through the promotion of access to community services and

			support access to health services.		infrastructure which help to improve health and wellbeing.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	Own its own the policy is unlikely to impact on road safety	Other policies in the plan will ensure proposals consider road safety	The policy is likely to have a positive impact on social and environmental sustainability, when considered in combination with other policies in the plan that help to deliver the outcomes the policy is seeking in terms of health and wellbeing.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	Own its own the policy is unlikely to impact on opportunities for walking and cycling	Other policies in the plan will ensure proposals consider promotion of sustainable travel	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity		The policy is unlikely to impact on any element of sustainability in relation to the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	On its own the policy is unlikely to have an impact on air pollution	Other policies in the plan will ensure proposals consider air pollution	The policy is unlikely to impact on any element of sustainability when considered alone, however, in combination with other policies in the plan that support the outcomes of this policy there should be a positive impact on environmental sustainability.
	6(b): To manage noise levels	**0**	On its own the policy is unlikely to have an impact on noise levels.	Other policies in the plan will ensure proposals consider noise levels	
	6(c): To maintain and improve soil quality	**0**	On its own the policy is unlikely to have an impact on soil quality	Other policies in the plan will ensure proposals consider soil quality	
	6(d): To maintain and improve water quality	**0**	On its own the policy is unlikely to have an impact on water quality.	Other policies in the plan will ensure proposals consider water quality	
7: To promote and improve the	7(b): To maximise the use of previously developed land	**0**	The policy is unlikely to impact on PDL		

efficiency of land use.	and buildings where appropriate				The policy is unlikely to have an impact on any element of sustainability in relation to land use.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on sustainable densities of land use	Indirectly ensuring sustainable densities of land use could have a positive impact on health and wellbeing	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on the use of sustainable/renewable energy technologies		The policy is unlikely to have an impact on any element of sustainability in relation to the use of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation and disposal		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	On its own it is unlikely the policy would impact on meeting employment needs	Other policies in the plan will seek to support employment opportunities which will help to support wellbeing through ensuring as many people as possible have opportunities for work.	The policy is unlikely to impact on any element of sustainability in relation to the economy.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	On its own the policy is unlikely to impact on the viability and vitality of town and village centres	Other policies in the plan will support opportunities for development to support the viability and vitality of town and village centres which in	

				turn will have a positive impact on wellbeing.	
Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**	
Neutral	Medium	District Wide	Permanent	Long Term	
The policy is likely to have an overall neutral impact on sustainability. A number of positive impacts are identified in relation to social sustainability as the policy seeks to promote and support health and wellbeing. There are likely to be neutral impacts on economic and environmental sustainability as a result of the policy. However in combination with other policies in the plan, there could be a positive impact on all elements of sustainability.					

DM3: Building Sustainable Homes and Businesses

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**++**	The policy is likely to have a significantly positive impact as it sets out the targets for reducing carbon from new homes and business		The policy is likely to have a significantly positive impact on all elements of sustainability as it seeks to limit GHG emissions from new developments.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on the provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact on any element of sustainability in relation to accessibility to community infrastructure
	3(b): To support the development of access to IT	**0**	The policy is unlikely to impact on access to IT facilities		

	facilities including Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to opportunities for safe and sustainable travel. Indirect positive impacts may result in relation to sustainable travel in relation to the policy.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity		The policy is likely to have a positive impact on environmental sustainability as it takes into account the impact of development on the landscape. There may be other positive environmental impacts that result indirectly from the implement of the policy.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact as developments need to take into account the character of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**+**	The policy is likely to have a positive impact as it seeks to promote sustainable development which should result in less air pollution.		The policy is likely to have a positive impact on environmental sustainability by helping to manage air and soil quality as well as noise levels. There may be indirectly positive environmental impacts on water quality as a result of the policy.
	6(b): To manage noise levels	**+**	The policy is likely to have a positive impact as it seeks to ensure developments will not impact on noise levels.		
	6(c): To maintain and improve soil quality	**+**	The policy is likely to have a positive impact on soil quality as it seeks to ensure developments will take into account best and most versatile agricultural land		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		

7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability in relation to efficient use of land
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use densities		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**++**	The policy is likely to have a significantly positive impact on energy use and it seeks to ensure energy efficient developments.		The policy is likely to have a significantly positive impact on environmental sustainability as it seeks to reduce consumption of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**++**	The policy is likely to have a significantly positive impact on water consumption as the policy seeks to ensure efficient developments.		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive environmental sustainability impacts as a result of the policy's requirements for energy efficiently and climate change mitigation. There are also a number of positive environmental sustainability impacts as a result of the policy requiring consideration of the natural environment in relation to air and soil quality and noise. No negative sustainability impacts have been identified.

DM5: Environmental Nuisance and Pollution Control

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to have an impact on any element of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on the provision of affordable housing.		The policy is unlikely to have an impact on any element of sustainability in relation to meeting housing needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The policy is likely to have a positive impact on healthy, active lifestyles by ensuring safe environments for those living and working in the district.		The policy is unlikely to have an impact on any element of sustainability, although by ensuring land is decontamination and does not result in an environmental nuisance there could be a positive impact on social sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high	**0**	The policy is unlikely to impact on GI		

	quality multi-functional GI across the District				
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact of any element of sustainability
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for sustainable travel.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy seeks to manage environmental nuisance and pollution which will have a positive impact on biodiversity		The policy may result in a positive impact on environmental sustainability through the decontamination, or ensuring land will not be contaminated as a result of development.
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**++**	The policy seeks to manage pollution, including air pollution		The policy is likely to have a significantly positive impact on environmental and social sustainability as it seeks to manage pollution and environmental nuisance.
	6(b): To manage noise levels	**++**	The policy seeks to manage environmental nuisance, including noise.		
	6(c): To maintain and improve soil quality	**++**	The policy seeks to manage pollution, including soil quality		
	6(d): To maintain and improve water quality	**++**	The policy seeks to manage pollution, including water quality.		

7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on use of PDL.		The policy is unlikely to impact on any element of sustainability
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on suitable densities of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on water generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The policy is unlikely to impact on any element of sustainability. The policy may be able to support economic and social sustainability by ensuring that any developments in town and villages do not result in pollution or environmental nuisance.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**?**	The policy will have an unknown impact as while the policy seeks to ensure there is no environmental nuisance or pollution from a development the impact on towns and villages will		

			depend where the development takes place.		
Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**	
Neutral	High	District Wide	Permanent	Long Term	
The policy is likely to have an overall neutral impact on sustainability, with a significantly positive impact on environmental sustainability as it seeks to ensure no environmental nuisance or pollution occurs as a result of development. No negative impacts have been identified.					

DM6: Water Quality

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emission		The policy is unlikely to impact on any element of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles	The outcomes of the policy will have an indirect impact on healthy lifestyles but protecting water quality.	The policy is likely to have a positive impact on environmental and social sustainability due to requirements of the policy to protect water quality which will result in the creation of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**++**	The policy is likely to have a significantly positive impact on GI as many of the requirements of the policy will be delivered through the creation of GI		
3: To improve accessibility to	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact on any element of sustainability.

community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling or public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**++**	The policy is likely to have a significantly positive impact on biodiversity as many of the requirements of the policy will be delivered through the creation of habitat.		The policy is likely to have a significantly positive impact on environmental sustainability through the creation of habitat to protect water quality.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy seeks to protect natural areas to protect water quality therefore, there will be a positive impact on landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the built or historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy is likely to have a significantly positive impact on environmental sustainability as the policy seeks to protect water quality.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**+**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**++**	The policy is likely to have a significantly positive impact as it is specifically related to water quality.		
7: To promote and improve the	7(b): To maximise the use of previously developed land	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability.

efficiency of land use.	and buildings where appropriate				
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on densities of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation and disposal		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability or vitality of town and village centres		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term
The policy is likely to have an overall neutral impact on sustainability, with significantly positive impacts on environmental sustainability in relation to water quality and habitat creation. This could also result in positive impacts for social sustainability through the creation of GI. No negative impacts have been identified.				

DM7: Water Resources and Waste Water

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy is likely to have a positive impact as it seen to ensure water efficient development s that meet BREEAM standards (non-residential)		The policy is likely to have a positive impact on environmental and social sustainability by setting out requirements to reduce the impacts of development on climate change and ensuring that flood risk as a result of overwhelmed WWTWs does not occur.
	9(b): To sustainably manage flood risk to people, property and the environment	++	The policy is likely to have a significantly positive impact as it seeks to ensure that development will not result in flooding of waste water treatment works.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy is unlikely to impact on the provision of affordable housing		The policy is unlikely to impact on any element of sustainability associated with housing needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The policy is unlikely to impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The policy is unlikely to impact directly on healthy, active lifestyles	Reducing water consumption and ensuring that waste water facilities can manage the demand will have a positive impact on wellbeing.	The policy is unlikely to impact on any element of sustainability related to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI		

3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities and services		The policy is unlikely to impact on any element of sustainability related to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability related to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy is likely to have a positive impact on biodiversity as it seeks to ensure that there will be no impact on ecological value		The policy is likely to have a positive impact on environmental sustainability as a result of benefits to biodiversity.
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on the character of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy will have a positive impact on environmental sustainability as a result of improvements to water quality as a result of the requirements of the policy.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**+**	The policy seeks to ensure that there are adequate waste water treatment facilities, in doing so this should help to ensure positive impacts on soil quality.		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality.		

7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability in relation to land us
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use density		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use or sustainable / renewable energy technologies		The policy is likely to have a positive impact on all elements of sustainability as it seeks to reduce water consumption.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**++**	The policy will have a significantly positive impact on water consumption as it sets out water consumption standards for development.		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability, however there will be significantly positive impacts on environmental sustainability associated with ensuring adequate water supplies and reducing water consumption. There are also likely to be positive impacts on environmental and social sustainability associated with the benefits for climate change impacts as a result of the policy. No negative impacts have been identified.

DM8: Air Quality

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**++**	The policy sets out requirements for considering air quality, including where developments are likely to increase HGV traffic or having certain levels of parking on site as well as a requirement to reduce airborne emissions		The policy is likely to have a positive impact on all elements of sustainability as it seeks to put in place measures to reduce airborne emissions which contribute to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on the provision of affordable housing		The policy is unlikely to impact on meeting housing needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on meeting housing needs		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The policy is likely to have a positive impact as it requires development to ensure there is no impact on health as a result of air pollution from or as a result of a development.		The policy is likely to have a positive impact on social sustainability as measures set out in the policy seek to ensure there are no impacts on human health.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels or fear of crime and anti-social behaviour.		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to have a direct impact on GI	Some mitigation measures proposed as a result of development may result in new GI being created, but	

				the policy itself is unlikely to have an impact.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities.		The policy is unlikely to impact on any element of sustainability
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is likely to have a positive impact on environmental sustainability as the measures included in the policy promote active travel and other travel management measures which will reduce air pollution
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	The policy requires consideration of active travel and other traffic and travel management measures as opportunities to improve air quality.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**++**	The policy is likely to have a significantly positive impact on biodiversity as it requires that development is not in proximity to a source of air pollution which could present an impact on a site designated for its habitat and species importance site.		The policy is likely to have a positive impact on environmental sustainability, as a result of the positive impacts the requirements of the policy will have on biodiversity.
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels	6(a): To reduce air pollution	**++**	The policy is likely to have a significantly positive impact on air pollution as the main aim of the policy is to manage air quality.		The policy is likely to have a positive impact on sustainability as it seems to manage and reduce air pollution. Other elements of the policy are likely to have an indirectly positive

throughout West Berkshire.	6(b): To manage noise levels	**0**	The policy is unlikely to have a direct impact on noise levels	Reductions in travel to/from sites could result in reduced noise levels, as an indirect impact of the policy.	impact on sustainability as a result of measures to reduce travel which would reduce airborne emissions which would benefits soil and water quality.
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to have a direct impact on soil quality	Reductions in travel to/from sites could result in reduced emissions which would help to improve soil quality	
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to have a direct impact on water quality	Reductions in travel to/from sites would result in fewer emissions which would help to improve water quality.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to have an impact on efficient use of land.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The policy will have an unknown impact on energy use. The policy includes a clause relating to developments involving larger scale energy/heating plant. The impacts of which would need to be assessed via an Air Quality Assessment.	The clauses in the policy, supported by other policies in the plan should ensure that there is at least a neutral impact, if not a positive impact on energy use.	The policy is unlikely to have an impact on any element of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on water generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		

10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land use		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability, however, it is likely to have significantly positive impacts on environmental sustainability in relation to managing air pollution and impacts on biodiversity. A number of the neutral impacts would be likely to have a positive impact when indirect impacts of the policy are considered, such as reducing the need to travel which would reduce air pollution levels benefits human health and biodiversity. No negative impacts have been identified.

DM9: Conservation Areas

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact on any element of sustainability in relation to access to community infrastructure
	3(b): To support the development of access to IT	**0**	The policy is unlikely to impact on access to TI facilities		

	facilities including Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity.		The policy is likely to have a positive, or significantly positive impact on environmental sustainability as it seeks to protect, conserve or enhance landscape character and the built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact on landscape character as the policy seeks for development to consider the overall settlement pattern and its setting as part of the wider landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**++**	The policy is likely to have a significantly positive impact on the built and historic environment as it deals specifically with development in Conservation Areas.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability in relation to efficient use of land
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use density		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to consumption and waste of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability in relation to the economic base
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development in Conservation Areas, which will help to protect, conserve or enhance landscape character and the built and historic environment. No negative impacts have been identified.

DM10: Listed Buildings

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact on any element of sustainability in relation to access to community infrastructure
	3(b): To support the development of access to IT	**0**	The policy is unlikely to impact on access to TI facilities		

	facilities including Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity.		The policy is likely to have a positive, or significantly positive impact on environmental sustainability as it seeks to protect, conserve or enhance the built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**++**	The policy is likely to have a significantly positive impact on the built and historic environment as it deals specifically with development/redevelopment of listed buildings.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability in relation to efficient use of land
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use density		
8: To reduce consumption and waste of natural	8(a): To reduce energy use and promote the development and use of	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in

resources and manage their use efficiently.	sustainable /renewable energy technologies, generation and storage				relation to consumption and waste of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability in relation to the economic base
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District wide	Permanent	Long Term
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment of listed buildings, which will help to protect, conserve or enhance the built and historic environment. No negative impacts have been identified.				

DM11: Non-designated Heritage Assets

Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact on any element of sustainability in relation to access to community infrastructure
	3(b): To support the development of access to IT	**0**	The policy is unlikely to impact on access to TI facilities		

	facilities including Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy is likely to have a positive impact on biodiversity as it requires the consideration of the biodiversity interest of a scheme.		The policy is likely to have a positive, or significantly positive impact on environmental sustainability as it seeks to protect, conserve or enhance biodiversity, landscape character and the built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact on landscape character as the non-designated heritage assets considered by the policy can include features which are intrinsic to the landscape character.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**++**	The policy is likely to have a significantly positive impact on the built and historic environment as it deals specifically with development affecting the built of historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability in relation to efficient use of land

	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use density		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to consumption and waste of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability in relation to the economic base
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect non-designated heritage assets, which will help to protect, conserve or enhance the built and historic environment. No negative impacts have been identified.

DM12: Registered Parks and Gardens

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**+**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact on any element of sustainability in relation to access to community infrastructure
	3(b): To support the development of access to IT	**0**	The policy is unlikely to impact on access to TI facilities		

	facilities including Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy is likely to have a positive impact on biodiversity as it requires the consideration of the biodiversity interest of a scheme.		The policy is likely to have a positive, or significantly positive impact on environmental sustainability as it seeks to protect, conserve or enhance biodiversity, landscape character and the built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**++**	The policy is likely to have a positive impact on landscape character as the non-designated heritage assets considered by the policy can include features which are intrinsic to the landscape character.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**++**	The policy is likely to have a significantly positive impact on the built and historic environment as it deals specifically with development affecting the built or historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability in relation to efficient use of land

	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use density		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to consumption and waste of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability in relation to the economic base
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**+**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect registered parks and gardens, which will help to protect, conserve or enhance the historic environment. No negative impacts have been identified.

DM13: Registered Battlefields

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact on any element of sustainability in relation to access to community infrastructure
	3(b): To support the development of access to IT	**0**	The policy is unlikely to impact on access to TI facilities		

	facilities including Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to have an impact on biodiversity		The policy is likely to have a positive, or significantly positive impact on environmental sustainability as it seeks to protect, conserve or enhance landscape character and the historic environment.
	5(b): To conserve and enhance the character of the landscape	**++**	The policy is likely to have a significantly positive impact on landscape character as the registered battlefield forms an integral part of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**++**	The policy is likely to have a significantly positive impact on the built and historic environment as it deals specifically with development affecting the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability in relation to efficient use of land
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use density		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to consumption and waste of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability in relation to the economic base
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect the registered battlefield, which will help to protect, conserve or enhance and historic environment. No negative impacts have been identified.

DM14: Assets of Archaeological Importance

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact on any element of sustainability in relation to access to community infrastructure
	3(b): To support the development of access to IT	**0**	The policy is unlikely to impact on access to TI facilities		

	facilities including Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to have an impact on biodiversity		The policy is likely to have a positive, or significantly positive impact on environmental sustainability as it seeks to protect, conserve or enhance landscape character and the historic environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a significantly positive impact on landscape character as the assets of archaeological importance can form an integral part of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**++**	The policy is likely to have a significantly positive impact on the built and historic environment as it deals specifically with development affecting the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability in relation to efficient use of land
	7(b): To apply sustainable densities of land use	**0**	The policy is unlikely to impact on land use density		

	appropriate to location and setting.				
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to consumption and waste of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability in relation to the economic base
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect assets of archaeological importance, which will help to protect, conserve or enhance and historic environment. No negative impacts have been identified.

DM15: Trees, Woodland and Hedgerows

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to have a direct impact on GHG emissions as it does not specifically mention climate change measures.	The policy seeks to conserve and enhance trees, woodland and hedgerows which in turn can help to mitigate against GHG emissions.	The policy is unlikely to have a direct impact on any element of sustainability, however the retention of trees, woodland and hedgerows can help to mitigate against climate change, and therefore, there should be an overall positive impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to have a direct impact on flood risk	The policy seeks to conserve and enhance tress, woodland and hedgerows which in turn can help to mitigation flood risk.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to have an impact on any element of sustainability.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is likely to have a positive impact on environmental sustainability through the provision of trees, woodland and hedgerows as part of GI proposals.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**+**	Trees, woodland and hedgerows can form GI therefore, there will be a positive impact on GI		
3: To improve accessibility to	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact on any element of sustainability

community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**++**	The policy is likely to have a significantly positive impact as it seeks to protect trees, woodland and hedgerows which all contribute to biodiversity.		The policy is likely to have a significantly positive impact on environmental sustainability as it seeks to protect the biodiversity provided by trees, woodlands and hedgerows.
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to have a direct impact on landscape character	Trees, woodlands and hedgerows play an important role in the landscape so protecting them will have an indirect positive impact.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**++**	The policy is likely to have a significantly positive impact on the historic environment as ancient woodland, ancient and veteran trees and ancient hedgerows are all included within the protections of the policy.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy is unlikely to have a direct impact on any element of sustainability. However, there may be positive environmental impacts as trees, woodlands and hedgerows can help to manage soil and water quality.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to have a direct impact on soil quality	Ensuring trees, woodlands and hedgerows are retained and enhanced will protect soil quality.	
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to have a direct impact on water quality	Ensuring trees, woodlands and hedgerows are retained and enhanced will help to protect water quality.	

7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		There is unlikely to be an impact on any element of sustainability in relation to land use
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use densities		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		There is unlikely to be an impact on any element of sustainability in relation to consumption and waste of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		There is unlikely to be an impact on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive impacts on environmental sustainability as a result of the policy seeking to protect and enhance trees, woodland and hedgerows. There are also a number of indirectly positive impacts on environmental sustainability as a result of the benefits trees, woodlands and hedgerows can bring in relation to climate change, soil and water quality. No negative impacts have been identified.

DM16: First Homes Exception sites

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**++**	The policy is likely to have a significantly positive impact on the provision of affordable housing		The policy is likely to have a significantly positive impact on social sustainability by delivering affordable housing to meet local needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**++**	The policy is likely to have a significantly positive impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on health, active lifestyles		The policy is unlikely to impact on any element of sustainability
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI	Other policies in the plan will require new developments to incorporate GI	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**?**	The policy may have a positive impact on access to community facilities, but providing affordable housing in rural areas. However, the policy limits the location of		The policy may have a positive impact on social sustainability by providing homes on the edge of towns and villages within the settlement hierarchy, however, the

			such schemes, which may limit the impact on sustainability.		impact will depend on the location of the new homes.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity	Other policies in the plan will require net gains to be delivered	The policy is likely to have a positive impact on environmental sustainability by protecting the AONB and other designated areas from development
	5(b): To conserve and enhance the character of the landscape	**+**	The policy seeks to protect the character of the landscape by limiting the potential for these scheme to take place in the AONB		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy is unlikely to impact on any element of sustainability.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on use of PDL		The policy is unlikely to impact on any element of sustainability.

	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption	Other policies in the plan seek to limit water consumption on new developments.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption on minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is likely to have a positive impact on social and economic sustainability through the delivery of affordable housing on the edge of towns and villages.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**+**	The policy is likely to have a positive impact on the viability and vitality of town centres by allowing first time buyers with a local connection access to affordable homes		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on social sustainability is likely as the policy seeks to deliver affordable housing for first time buyers with a local connection. There are also likely to be a positive impact on economic sustainability as new development on the edge of towns and villages can help to support viability and vitality of the local centre. No negative impacts have been identified.

DM17: Rural Exception Housing

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**++**	The policy is likely to have a significantly positive impact on the provision of affordable housing		The policy is likely to have a significantly positive impact on social sustainability by delivering affordable housing to meet local needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**++**	The policy is likely to have a significantly positive impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on health, active lifestyles		The policy is unlikely to impact on any element of sustainability
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI	Other policies in the plan will require new developments to incorporate GI	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**?**	The policy may have a positive impact on access to community facilities, by providing affordable housing in rural areas. However, the policy limits the location of such schemes, which may		The policy may have a positive impact on social sustainability by providing homes on the edge of towns and villages within the settlement hierarchy, however, the impact will depend on the location of the new homes.

			limit the impact on sustainability.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	0	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The impact of the policy would depend on the proposed location of the development.	Other policies in the plan will require net gains to be delivered. Mitigation measures would be required to ensure no negative impacts.	The impact of the policy on sustainability is unknown as the impact will depend on the location of the site. Mitigation measures should ensure that there are no negative impacts.
	5(b): To conserve and enhance the character of the landscape	?	The impact of the policy would depend on the proposed location of the development.	. Mitigation measures would be required to ensure no negative impacts.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	?	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	The impact of the policy on sustainability is unknown as the impact will depend on the location of the site. Mitigation measures should ensure that there are no negative impacts.
	6(b): To manage noise levels	?	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	
	6(c): To maintain and improve soil quality	?	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	

	6(d): To maintain and improve water quality	?	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	?	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	The policy may have a negative impact on environmental sustainability as development is likely to take place on greenfield land.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The policy is unlikely to impact on density of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	0	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy is unlikely to impact on water consumption		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on consumption on minerals		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The policy is unlikely to impact on employment opportunities		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy is unlikely to impact on use of employment land		The policy is likely to have a positive impact on social and economic sustainability through the delivery of affordable housing on the edge of towns and villages.
	10(b): To support key sectors and utilise employment land effectively and efficiently	+	The policy is likely to have a positive impact on the viability and vitality of town centres by allowing first time buyers with a local connection access to affordable homes		

	10(c): To support the viability and vitality of town and village centres	**0**			
Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**	
Neutral	Medium	District Wide	Permanent	Long Term	
The policy is likely to have an overall neutral impact on sustainability. The policy will have a significantly positive impact on social and economic sustainability as it will deliver affordable housing in rural areas. There are a number of unknown sustainability impacts as the impacts would depend on the location of any proposals coming forward. Mitigation measures would be vital to ensure that there would be no negative impacts.					

DM18: Self- and Custom-build Housing

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The policy is likely to have a positive impact on the provision of affordable housing		The policy is likely to have a positive impact on social sustainability by delivering housing to meet local needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**++**	The policy is likely to have a significantly positive impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on health, active lifestyles		The policy is unlikely to impact on any element of sustainability
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI	Other policies in the plan will require new developments to incorporate GI	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community services.		The policy is unlikely to have an impact on any element of sustainability.
	3(b): To support the development of access to IT	**0**	The policy is unlikely to impact on access to IT facilities.		

	facilities including Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**?**	The impact of the policy would depend on the proposed location of the development.	Other policies in the plan will require net gains to be delivered. Mitigation measures would be required to ensure no negative impacts.	The impact of the policy on sustainability is unknown as the impact will depend on the location of the site. Mitigation measures should ensure that there are no negative impacts.
	5(b): To conserve and enhance the character of the landscape	**?**	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**?**	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**?**	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	The impact of the policy on sustainability is unknown as the impact will depend on the location of the site. Mitigation measures should ensure that there are no negative impacts.
	6(b): To manage noise levels	**?**	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	
	6(c): To maintain and improve soil quality	**?**	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	
	6(d): To maintain and improve water quality	**?**	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	

7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**?**	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	The impact of the policy on sustainability is unknown as the impact will depend on the location of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on water consumption		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on consumption on minerals		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on employment opportunities		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on use of employment land		The policy is unlikely to impact on any element of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. The policy will have a positive impact on social and economic sustainability as it will deliver specialist housing. There are a number of unknown sustainability impacts as the impacts would depend on the location of any proposals coming forward. Mitigation measures would be vital to ensure that there would be no negative impacts. No negative impacts have been identified.

DM19: Specialised Housing

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on affordable housing		The policy is likely to have a significantly positive impact on social sustainability by delivering housing to meet local needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**++**	The policy is likely to have a significantly positive impact on the provision of specialist housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on health, active lifestyles		The policy is unlikely to impact on any element of sustainability
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI	Other policies in the plan will require new developments to incorporate GI	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**++**	The policy is likely to have a significantly positive impact on the provision of access to health care services.		The policy is likely to have a significantly positive impact on social sustainability as it will provide

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities.		specialist housing to meet health care needs.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**?**	The impact of the policy would depend on the proposed location of the development.	Other policies in the plan will require net gains to be delivered. Mitigation measures would be required to ensure no negative impacts.	The impact of the policy on sustainability is unknown as the impact will depend on the location of the site. Mitigation measures should ensure that there are no negative impacts.
	5(b): To conserve and enhance the character of the landscape	**?**	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**?**	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**?**	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	The impact of the policy on sustainability is unknown as the impact will depend on the location of the site. Mitigation measures should ensure that there are no negative impacts.
	6(b): To manage noise levels	**?**	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	
	6(c): To maintain and improve soil quality	**?**	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	
	6(d): To maintain and improve water quality	**?**	The impact of the policy would depend on the	Development in NNZ would need to demonstrate nutrient neutrality. Mitigation	

			proposed location of the development.	measures would be required to ensure no negative impacts.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**?**	The impact of the policy would depend on the proposed location of the development.	Mitigation measures would be required to ensure no negative impacts.	The impact of the policy on sustainability is unknown as the impact will depend on the location of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on water consumption		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on consumption on minerals		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on employment opportunities		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on use of employment land		The policy is unlikely to impact on any element of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on the effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on viability and vitality of town and village centres		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. The policy will have a positive impact on social and economic sustainability as it will deliver specialist housing. There are a number of unknown sustainability impacts as the impacts would depend on the location of any proposals coming forward. Mitigation measures would be vital to ensure that there would be no negative impacts. No negative impacts have been identified.

DM20: Gypsies, Travellers and Travelling Showpeople

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is likely to have a positive impact on all elements of sustainability as it seeks to locate development in areas of lowest flood risk.
	9(b): To sustainably manage flood risk to people, property and the environment	**+**	The policy requires consideration of flood risk.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on the provision of affordable housing		The policy is likely to have a positive impact on social sustainability as it seeks to provie adequate plots/pitches for gypsies, travellers and travelling showpeople.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**++**	The policy considers the needs of Gypsies, travellers and travelling showpeople.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour.		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The policy is likely to have a positive impact on access to community infrastructure by providing opportunities for plots/pitches for gypsies,		The policy is likely to have a positive impact on social sustainability by providing permanent sites for gypsies, travellers and travelling showpeople which will allow them

			travellers and travelling showpeople		better access to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**+**	The policy is likely to have a positive impacts as it requires consideration of a safe access with appropriate turning space.		The policy is likely to have a positive impact on social and economic sustainability by providing opportunities for safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	The policy is likely to have a positive impact as it requires consideration of improving accessibility and encouragement of non-car transport modes.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy is likely to have a positive impact as it requires consideration of protected wildlife habitats and species.		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impacts as it requires consideration of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**+**	The policy is likely to have a positive impact as it requires consideration of the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on air pollution		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on air pollution		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on air pollution		

7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	+	The policy directs development towards PDL where possible.		The policy is likely to have a positive impact on environmental sustainability by promoting the use of PDL.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The policy is unlikely to impact on the density of land use.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	0	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy is unlikely to impact on employment opportunities.		The policy is unlikely to impact on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to impact on effective and efficient use of land		
	10(c): To support the viability and vitality of town and village centres	0	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There are positive impacts in relation to social sustainability as the policy provides the framework to provide specific locations for plots/pitches for gypsies, travellers and travelling showpeople. This results in positive impacts in relation to provision of specialist housing, and

improving access to community services and facilities. There are also positive impacts on environmental sustainability identified in relation to the provisions in the policy wording for the natural, built and historic environment. No negative impacts have been identified.

DM21: Retention of mobile home parks

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk.	Other policies in the plan will consider flood risk	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The policy is likely to have a positive impact in relation to affordable housing as this is the only condition under which development on a mobile home park could take place.		The policy is likely to have a positive impact on social sustainability as a result of the protection of mobile home parks, except where affordable housing will be provided instead.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The policy is likely to have a positive impact as it seeks to protect existing housing, except in specific circumstances to meet local needs.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		

3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community infrastructure		The policy is unlikely to impact on any element of sustainability in relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and use of public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity	Other policies in the plan will require net gains to be delivered.	The policy is unlikely to impact on any element of sustainability in relation to the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on use of PDL		The policy is unlikely to impact on any element of sustainability in relation to efficiency of land use
	7(b): To apply sustainable densities of land use	**0**	The policy is unlikely to impact on land use density		

	appropriate to location and setting.				
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a positive social sustainability impact as the policy looks to safeguard mobile home parks except where affordable housing schemes are proposed. No negative impacts are identified.

DM22: Residential use of space above non-residential units

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is likely to have a significantly positive impact on social sustainability as a result of the generation of residential units above shops
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**++**	The policy is likely to have a positive impact on the provision of housing.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to education, health and other services.		The policy is unlikely to impact on any element of sustainability in relation to accessibility to community infrastructure.

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling or public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity		The policy is unlikely to impact on any element of sustainability in relation to the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**++**	The policy is likely to have a significantly positive impact as it will be the redevelopment of space above existing units.		The policy is likely to have a positive impact on environmental sustainability as it seeks to make the best use of existing vacant spaces.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**++**	The policy is likely to have a significantly positive impact on land use density as it will make use of spaces about existing units.		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is likely to have a positive impact on economic sustainability by supporting town and village centre viability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient land use		
	10(c): To support the viability and vitality of town and village centres	**++**	The policy is likely to have a significantly positive impact on the viability and vitality of town centres by providing additional residential units in town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability through the reuse of vacant spaces above existing units. This will also have a significantly positive impact on economic sustainability as it seeks to support town and village centre viability and vitality. No negative impacts have been identified.

DM23: Housing related to rural workers

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is likely to have a significantly positive impact on social sustainability as a result of the provision for housing for rural workers
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**++**	The policy is likely to have a positive impact on the provision of housing for rural workers.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to education, health and other services.		The policy is unlikely to impact on any element of sustainability in relation to accessibility to community infrastructure.

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking and cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity	Other policies in the plan will require BNG.	The policy is unlikely to impact on any element of sustainability in relation to the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact as it seeks to ensure no adverse impacts on the wider landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**+**	The policy is likely to have a positive impact as it seeks to ensure no adverse impacts on the heritage assets of the area.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution.		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**?**	The policy will have an unknown impact as it will depend on whether the new dwellings can be provided on PDL associated with the business		The policy is unlikely to have an impact on environmental sustainability. Where there is the potential to use PDL this will have a positive impact on economic sustainability.
	7(b): To apply sustainable densities of land use	**0**	The policy is unlikely to impact on density of land use		

	appropriate to location and setting.				
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**++**	The policy is likely to have a significantly positive impact as it will provide housing to support rural businesses.		The policy is likely to have a significantly positive impact on economic sustainability as it seeks allow opportunities for housing for rural workers to support the business.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on the effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability or vitality of town and village centres		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
neutral	High	District Wide	Permanent	Long Term
The policy is likely to have an overall neutral impact on sustainability. Significantly positive impacts on economic and social sustainability are likely as the policy sets out where development will be allowed to support workers in rural businesses. No negative impacts have been identified.				

DM24: Conversion of Existing Redundant and Disused Buildings in the Countryside to Residential Use

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is likely to have a positive impact on social sustainability as a result of the provision for housing in the countryside.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The policy is likely to have a positive impact on the provision of housing within the countryside.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to education, health and other services.		The policy is unlikely to impact on any element of sustainability in relation to accessibility to community infrastructure.

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking and cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity	Other policies in the plan will require BNG which should lead to positive impacts.	The policy is likely to have a positive impact on environmental sustainability in relation to the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact as it seeks to ensure any redevelopment considers the character of the location in the Countryside.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**+**	The policy is likely to have a positive impact as it seeks to ensure no adverse impacts on the heritage assets of the area.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution.		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**++**	The policy will have a significantly positive impact as it will result in the redevelopment of redundant buildings		The policy is likely to have a positive impact on environmental sustainability as it seeks to provide a context for the redevelopment of redundant buildings

	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impacts on employment opportunities		The policy is unlikely to impacts on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on the effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability or vitality of town and village centres		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There is a significantly positive impact on environmental sustainability as the policy will result in the redevelopment of previously development land. There is a likely positive impact on environmental sustainability as the policy seeks to provide the context for the redevelopment of existing redundant buildings in the countryside. No negative impacts have been identified.

DM25: Replacement of Existing Dwellings in the Countryside

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing as is relates to replacement of existing dwellings		The policy is unlikely to impact on any element of sustainability.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is likely to have a positive impact on the provision of housing as is relates to replacement of existing dwellings		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to education, health and other services.		The policy is unlikely to impact on any element of sustainability in relation to accessibility to community infrastructure.

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking and cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy is likely to have a positive impact as it requires consideration of protected species.	Other policies in the plan will require BNG which should lead to positive impacts. Appropriate mitigation measures will be required.	The policy is likely to have a positive impact on environmental sustainability in relation to the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact as it seeks to projects the character of the rural area.	Mitigation measures may be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**+**	The policy is likely to have a positive impact as it seeks to ensure no adverse impacts on the heritage assets.	Mitigation measures may be required.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution.		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**+**	The policy will have a significantly positive impact as it is for the replacement of existing dwellings		The policy is likely to have a positive impact on environmental sustainability as it seeks to provide a context for the redevelopment of redundant buildings
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impacts on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District Wide	Permanent	Long Term

The policy is likely to have an overall natural impact on sustainability. A significantly positive environmental sustainability impact is likely as the policy seeks to make use of PDL through the redevelopment of existing dwellings. There are likely positive environmental impacts as the policy also seeks to protect the natural and historic environmental. No negative impacts have been identified.

DM26: Extension of Residential Curtilages in the Countryside

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing.		The policy is unlikely to impact on any element of sustainability.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is likely to have a positive impact on the provision of housing.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to education, health and other services.		The policy is unlikely to impact on any element of sustainability in relation to accessibility to community infrastructure.

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**+**	The policy requires that parking is provided in such a way as to ensure highway safety.		The policy is likely to have a positive impact on social sustainability by maintaining road safety.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking and cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy is likely to have a positive impact on biodiversity as the integrity of banks, hedges and trees must be maintained.	Other policies in the plan will require BNG.	The policy is likely to have a positive impact on environmental sustainability in relation to the natural environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact as it seeks to projects the character of the rural area.	Mitigation measures may be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment.	Mitigation measures may be required.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution.		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is likely to have a positive impact on environmental sustainability as it seeks to provide a

	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		context for the redevelopment of redundant buildings
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impacts on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There are positive impacts identified in relation to environmental sustainability in relation to protection of the landscape and biodiversity. There is also a likely positive impact on social sustainability as the policy requires proposals to protect road safety. No negative impacts have been identified.

DM27 Subdivision of Exiting Dwellings in the countryside

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing.		The policy is likely to have a positive impact on social sustainability as it seeks to provide additional dwellings.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The policy is likely to have a positive impact on the provision of housing as would allow for additional dwellings to be created.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The policy is likely to have a positive impact as it requires consideration of the accessibility of the new development to shops, services and facilities.		The policy is likely to have a positive impact on social and economic sustainability as it seeks to ensure that proposals have access to shops, services and facilities.

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking and cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is likely to have a positive impact as it requires consideration of protected species.	Other policies in the plan will require BNG which should lead to positive impacts. Appropriate mitigation measures will be required.	The policy is likely to have a positive impact on environmental sustainability in relation to the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact as it seeks to ensure there will be no impact on the character and appearance of the surrounding area.	Mitigation measures may be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**+**	The policy is likely to have a positive impact as it seeks to ensure no adverse impacts on the heritage assets.	Mitigation measures may be required.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution.		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**++**	The policy will have a significantly positive impact as it is for the creation of new dwellings from existing dwellings.		The policy is likely to have a positive impact on environmental sustainability as it seeks to provide a context for sub-dividing existing dwellings.

	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The policy is unlikely to impact on density of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	0	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impacts on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to impact on effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability as the policy will be making best use of previously developed land. There are also positive environmental sustainability impacts identified in relation to protection of the countryside and heritage assets. There are positive social sustainability impacts as the policy seeks to ensure accessibility services and facilities, while providing a context for additional dwelings to be provided to meet local housing needs.

DM28 Residential Extensions

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing as it relates to extensions		The policy is unlikely to impact on any element of sustainability.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing as it relates to extensions.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to education, health and other services.		The policy is unlikely to impact on any element of sustainability in relation to accessibility to community infrastructure.

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking and cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy likely to have a positive impact on biodiversity as it seeks to ensure trees are retained and biodiversity enhancements are provided.	Other policies in the plan will require BNG.	The policy is likely to have a positive impact on environmental sustainability in relation to the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**++**	The policy is likely to have a significantly positive impact as it seeks to projects the character area and the character of the AONB.	Mitigation measures may be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**+**	The policy is likely to have a positive impact as it seeks to ensure no adverse impacts on the historic or architectural interest of the existing dwellings.	Mitigation measures may be required.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution.		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**+**	The policy will have a significantly positive impact as it relates to extensions of existing dwellings.		The policy is likely to have a positive impact on environmental sustainability as it seeks to provide a

	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		context for extensions of existing dwellings.
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impacts on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District Wide	Permanent	Long Term

The policy will have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability as the policy aims to protect the special qualities of the AONB as well as local character outside the AONB. There are also likely to be positive environmental sustainability impacts as the policy seeks to protect trees and biodiversity and heritage assets as well as making best use of PDL. No negative impacts have been identified.

DM29 Residential Annexes

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing as it relates to annexes		The policy is unlikely to impact on any element of sustainability.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing as it relates to annexes rather than the creation of new dwellings.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to education, health and other services.		The policy is unlikely to impact on any element of sustainability in relation to accessibility to community infrastructure.

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking and cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity.	Other policies in the plan will require BNG.	The policy is unlikely to impact on any element of sustainability.
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution.		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**+**	The policy will have a significantly positive impact as it relates to annexes to existing dwellings		The policy is likely to have a positive impact on environmental sustainability as it seeks to provide a context for annexes to exsiitng dwellings.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		
8: To reduce consumption and	8(a): To reduce energy use and promote the	**0**	The policy is unlikely to impact on energy use		

waste of natural resources and manage their use efficiently.	development and use of sustainable /renewable energy technologies, generation and storage				The policy is unlikely to impact on any element of sustainability in relation to use of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impacts on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District Wide	Permanent	Long Term
The policy is likely to have an overall neutral impact on sustainability. There is likely to be positive impact on environmental sustainability as the policy relates to PDL. No negative sustainability impacts have been identified.				

DM30 Residential Amenity

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing.		The policy is unlikely to impact on any element of sustainability in relation to housing needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The policy is likely to have a positive impact on healthy lifestyles as it seeks to ensure adequate amenity space is provided for new development.		The policy is likely to have a positive impact on social sustainability as it seeks to ensure adequate amenity space is provided.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to		The policy is unlikely to impact on any element of sustainability in

community infrastructure			education, health and other services.		relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking and cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity.	Other policies in the plan will require BNG.	The policy is unlikely to impact on any element of sustainability.
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**+**	The policy is likely to have a positive impact as it requires there will be no unacceptable impacts from dust, fumes and odours		The policy is likely to have a positive impact on environmental and social sustainability as it seeks to prevent air and noise pollution.
	6(b): To manage noise levels	**+**	The policy is likely to have a positive impact as it requires there will be no unacceptable impacts from noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the	7(b): To maximise the use of previously developed land	**0**	The policy is unlikely to have an impact on PDL		

efficiency of land use.	and buildings where appropriate				The policy is unlikely to impact on any element of sustainability in relation to land use.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impacts on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District Wide	Permanent	Long Term
The policy is likely to have an overall neutral impact on sustainability. Positive impacts on environmental and social sustainability have been identified in relation to pollution management and requirements for adequate amenity space to be provided. No negative impacts have been identified.				

DM31 Designated Employment Areas

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing as the policy is related to employment areas		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing as the policy is related to employment areas		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles.		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime.		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to education, health and other services.		The policy is unlikely to impact on any element of sustainability in relation to access to community infrastructure

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity		The policy is unlikely to impact on any element of sustainability in relation to the natural, built or historic environment.
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil or noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**+**	The policy is likely to have a positive impact on PDL as development within DEAs will be PDL		The policy is likely to have a positive impact on environmental sustainability as it seeks to make best use of PDL
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use density		
8: To reduce consumption and	8(a): To reduce energy use and promote the	**0**	The policy is unlikely to impact on energy use		

waste of natural resources and manage their use efficiently.	development and use of sustainable /renewable energy technologies, generation and storage				The policy is unlikely to impact on any element of sustainability in relation to use of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste disposal		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**++**	The policy is likely to have a significantly positive impact on employment opportunities as it sets out where employment development should take place.		The policy is likely to have a significantly positive impact on economic sustainability as it seeks to protect employment areas and provides a context for new employment development in these areas.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**++**	The policy is likely to have a significantly positive impact as it seeks to make the best use of existing employment areas.		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy seeks to protect employment land. There is likely to be a positive impact on environmental sustainability as the policy seeks development within existing employment areas which would be development on PDL.

DM32 Development within AWE

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community services		The policy is unlikely to impact on any element of sustainability in relation to access to community infrastucture
	3(b): To support the development of access to IT	**0**	The policy is unlikely to impact on access to IT facilities		

	facilities including Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on sustainable modes of travel		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity		The policy is unlikely to impact on any element of sustainability in relation to the natural, built and historic environment
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil and noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**+**	The policy is likely to have a positive impact as any development taking place would do so on an existing site.		The policy is likely to have a positive impact on environmental sustainability as it seeks to make the best use of PDL
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		
8: To reduce consumption and waste of natural	8(a): To reduce energy use and promote the development and use of	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources

resources and manage their use efficiently.	sustainable /renewable energy technologies, generation and storage				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is likely to have a positive impact on economic sustainability in relation to utilising employment land effectively and efficiently.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**+**	The policy is likely to have a positive impact as any development would be taking place on the existing site.		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Eastern Area)	Permanent	Long Term

The policy is likely to have a neutral impact on sustainability. Two positive impacts on environmental and economic sustainability have been identified in relation to use of PDL and making effective and efficient use of employment land. No other sustainability impacts have been identified.

DM33 RAF Welford and Denison Barracks

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The policy is likely to support healthy lifestyles by ensuing people cannot live in areas which are restricted by their land use.		The policy is unlikely to impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community infrastructure		The policy is unlikely to impact on any element of sustainability

community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on walking, cycling or public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity		The policy is unlikely to impact on any element of sustainability
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution.		The policy is unlikely to impact on any element of sustainability.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use density		
8: To reduce consumption and	8(a): To reduce energy use and promote the	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability

waste of natural resources and manage their use efficiently.	development and use of sustainable /renewable energy technologies, generation and storage				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability
	10(b): To support key sectors and utilise employment land effectively and efficiently	**+**	The policy Is likely to have a positive impact by preventing development that would negatively impact on the MOD operations at the sites.		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term
The policy is likely to have an overall neutral impact on sustainability. There are likely to be positive impacts on social sustainability as the policy seeks to safeguard key MOD sites in West Berkshire and ensure that development does not prejudice their operations.				

DM34 Retail Parks

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The policy is likely to have a positive impact on access to local services and facilities that are located within retail parks.		The policy is unlikely to impact on any element of sustainability in relation to access to community infrastructure

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on sustainable modes of travel		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity		The policy is unlikely to impact on any element of sustainability in relation to the natural, built and historic environment
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil and noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**+**	The policy is likely to have a positive impact as any development taking place would do so on an existing site.		The policy is likely to have a positive impact on environmental sustainability as it seeks to make the best use of PDL
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is likely to have a positive impact on economic sustainability in relation to utilising employment land effectively and efficiently and supporting the viability and vitality of local town centres.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**+**	The policy is likely to have a positive impact as any development would be taking place on the existing site.		
	10(c): To support the viability and vitality of town and village centres	**+**	The policy is likely to have a positive impact as it seeks to protect the vitality and viability of town centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to economic sustainability as the policy seeks to protect the viability and vitality of town centres as well as making best use of existing land. No other sustainability impacts have been identified.

DM35 Sustaining a Prosperous Rural Economy

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to have an impact on GHG emissions		The policy is unlikely to have an impact on any element of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to have an impact on flood risk.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to have an impact on provision of affordable housing		The policy is unlikely to have an impact on any element of sustainability.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to have an impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to have an impact on health, active lifestyles		The policy is unlikely to have an impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to have an impact on levels and fear or crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to have an impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The policy is likely to have a positive impact on access to community facilities as it seeks to support the rural economy which could		The policy is likely to have a positive impact on social sustainability as it seeks to support access to services and facilities in rural areas.

			include provision of community facilities/services.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy is unlikely to have an impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The policy is unlikely to have an impact on road safety		The policy is unlikely to have an impact on any element of sustainability.
	4(b): To increase opportunities for walking, cycling and use of public transport	0	The policy is unlikely to have an impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The policy is unlikely to have an impact on biodiversity		The policy is likely to have a positive impact on environmental sustainability as it seeks to conserve and protect the rural landscape and heritage assets.
	5(b): To conserve and enhance the character of the landscape	+	The policy is likely to have a positive impact on landscape character as it requires proposals to consider the impact on the setting and rural landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy is likely to have a positive impact on heritage as it requires consideration of the proposals on heritage assets		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy is unlikely to have an impact on air pollution		The policy is unlikely to have an impact on any element of sustainability.
	6(b): To manage noise levels	0	The policy is unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	0	The policy is unlikely to have an impact on soil quality		
	6(d): To maintain and improve water quality	0	The policy is unlikely to have an impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	+	The policy is likely to have a positive impact as it promotes the use of PDL.		The policy is likely to have a positive impact on environmental sustainability as it seeks to make

	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to have an impact on land use density		best use of PDL and support existing businesses in rural areas.
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to have an impact on energy use		The policy is unlikely to have an impact on any element of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to have an impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**++**	The policy is likely to have a significantly positive impact as it seeks to support employment opportunities in rural areas.		The policy is likely to have a significantly positive impact on economic sustainability as it seeks to support the rural economy.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**++**	The policy is likely to have a significantly positive impact as it seeks to make best use of existing rural businesses		
	10(c): To support the viability and vitality of town and village centres	**++**	The policy is likely to have a significantly positive impact as it seeks to support the rural economy, which includes town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability s the policy seeks to support the rural economy. There are also likely positive environmental sustainability impacts as a result of the policy's requirements for protection of the landscape character and heritage assets. No negative impacts have been identified.

DM36 Farm Diversification

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community services		The policy is unlikely to impact on any element of sustainability in relation to accessibility to community infrastructure
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		

4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy is likely to have a positive impact on road safety as it requires that traffic movements from the site will not have a negative impact on the local road network		The policy is likely to have a positive impact on social sustainability as it seeks to protect road safety
	4(b): To increase opportunities for walking, cycling and use of public transport	0	The policy is unlikely to impact on opportunities for walking, cycling or public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The policy is unlikely to impact on biodiversity		The policy is likely to have a positive impact on environmental sustainability as it requires consideration of the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	+	The policy is likely to have a positive impact as it requires consideration of the setting within the wider landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy is likely to have a positive impact as it requires consideration of heritage assets		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	+	The policy is likely to have a positive impact as it requires consideration of air quality		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect air quality and noise levels
	6(b): To manage noise levels	+	The policy is likely to have a positive impact as it requires consideration of noise		
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	+	The policy is likely to have a positive impact as it relates to the redevelopment of farm buildings where they are redundant.		The policy is likely to have a positive impact on environmental sustainability as it promotes the use of PDL.

	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use density		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**+**	The policy is likely to have a positive impact as diversification could result in additional jobs with the rural areas.		The policy is likely to have a positive impact on economic sustainability as it seeks to support farm diversification to support the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a positive impact on environmental sustainability as the policy seeks to protect the natural, built and historic environmental as well as pollution that could result from proposed development. There is also a likely positive impact on economic sustainability as the policy supports farm diversification in certain circumstances.

DM37 Equestrian and Horseracing Industry

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community services		The policy is unlikely to impact on any element of sustainability in relation to accessibility to community infrastructure
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		

4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy is likely to have a positive impact on road safety as it requires that traffic movements from the site will not have a negative impact on the local road network		The policy is likely to have a positive impact on social sustainability as it seeks to protect road safety
	4(b): To increase opportunities for walking, cycling and use of public transport	0	The policy is unlikely to impact on opportunities for walking, cycling or public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy is likely to have a positive impact on biodiversity as it seeks to provide new, or additional planting features		The policy is likely to have a positive impact on environmental sustainability as it requires consideration of the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	+	The policy is likely to have a positive impact as it requires consideration of the setting within the wider landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy is likely to have a positive impact as it requires consideration of a sites historic context		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	+	The policy is likely to have a positive impact as it requires consideration of air quality		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect air and water quality and noise levels
	6(b): To manage noise levels	+	The policy is likely to have a positive impact as it requires consideration of noise		
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	+	The policy is likely to have a positive impact on water quality by requiring safeguards to prevent pollution of the water courses.	Although the policy does not relate to overnight accommodation Nutrient Neutrality may need to be considered in certain areas of the district.	

7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	+	The policy is likely to have a positive impact as it relates to the redevelopment of existing buildings where they are available		The policy is likely to have a positive impact on environmental sustainability as it promotes the use of PDL.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The policy is unlikely to impact on land use density		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	0	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	+	The policy is likely to have a positive impact as it seeks to support the racehorse industry across the district		The policy is likely to have a positive impact on economic sustainability as it seeks to support the development/redevelopment of businesses associated with the horseracing industry.
	10(b): To support key sectors and utilise employment land effectively and efficiently	+	The policy is likely to have a positive use as it encourages best use of existing land associated with the racehorse industry.		
	10(c): To support the viability and vitality of town and village centres	+	The policy is likely to have a positive impact on the viability and vitality of towns and villages where the horseracing industry is a key business.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	District Wide	Permeant	Long Term
The policy is likely to have an overall neutral impact on sustainability. There are likely to be positive economic sustainability impacts as the policy seeks to support the equestrian/horseracing industry. There are also positive environmental sustainability impacts as the policy seeks to protect biodiversity, landscape character and the historic environment as well as ensure there is no pollution resulting from the development that could impact on noise, air or water quality. No negative impacts have been identified.				

DM38: Development on Existing Educational and Institutional Sites in the Countryside

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is likely to have a positive impact on social and economic sustainability as it will allow for accommodation to be provided at educational/institution sites where the policy criteria are met.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The policy is likely to have a positive impact on meeting housing needs for all sectors of the community.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The policy is likely to have a positive impact as it will allow for development at Educational facilities in rural areas.		The policy is likely to have a positive impact on social sustainability as it will allow for development on educational and institutional sites

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		which may improve the accessibility of these sites.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**+**	The policy is likely to have a positive impact on road safety as it requires that traffic movements from the site will not have a negative impact on the local road network		The policy is likely to have a positive impact on social sustainability as it seeks to protect road safety
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling or public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity		The policy is likely to have a positive impact on environmental sustainability as it requires consideration of the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact as it requires consideration of the setting within the wider landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**+**	The policy is likely to have a positive impact as it requires consideration of the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is unlikely to impact on any element of sustainability.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability.

	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use density		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**+**	The policy is likely to have a positive impact as it seeks to support the education and institutional facilities in rural areas.		The policy is likely to have a positive impact on economic sustainability as it seeks to support development on educational and institutional sites where it is required.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**+**	The policy is likely to have a positive use as it encourages best use of existing land associated with the educational or institutional site		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There are likely positive impacts on social and economic sustainability associated with supporting development required to meet the needs and operational requirements of the educational or institutional site. There are also likely positive environmental sustainability impacts as the policy requires consideration of the landscape character and heritage assets. No negative impacts have been identified.

DM39 Local Community Facilities

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**++**	The policy is likely to have a significantly positive impact as it allows for developments that are for community use.		The policy is likely to have a positive impact on social sustainability as it will allow for development for community uses
	3(b): To support the development of access to IT	**0**	The policy is unlikely to impact on access to IT facilities		

	facilities including Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is likely to have a positive impact on social sustainability as seeks for development which are accessible for the community they serve.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	The policy is likely to have a positive impact as proposal must be accessible for the local community it would serve.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity		The policy is unlikely to impact on any element of sustainability.
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is unlikely to impact on any element of sustainability.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use density		
8: To reduce consumption and waste of natural	8(a): To reduce energy use and promote the development and use of	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources

resources and manage their use efficiently.	sustainable /renewable energy technologies, generation and storage				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is likely to have a positive impact on economic sustainability as it seeks to support the development and retention of community facilities.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**+**	The policy is likely to have a positive impact on the viability and vitality of town centres as it safeguards existing community facilities and provides the context for new facilities.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability as the policy seeks to safeguard existing community facilities and sets out the criteria for new community facilities. There is also a likely positive impact in relation to environmental sustainability as the policy seeks to ensure development are accessible to the community it services. There is also a positive social and economic sustainability impact as the policy seeks to support the viability and vitality of town and village centres.

DM40 Public Open Space

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**+**	The policy will have a positive impact on HGHG emissions as it will provide public open spaces which help to reduce GHG emissions.		The policy is likely to have a positive impact on environmental sustainability by helping to reduce GHG emissions.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk.	Although not a requirement of the policy public open spaces could include some level of flood alleviation which would have a positive impact.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing.		The policy is unlikely to impact on any element of sustainability.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**++**	The policy is likely to have a significantly positive impact on healthy active lifestyles by providing quality public open space alongside new development.		The policy is likely to have a significantly positive impact on social and environmental sustainability as it seeks to provide good quality public open space which will help to improve health and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour.		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**++**	The policy is likely to have a significantly positive impact as it seeks to provide good quality public open space		

			which would be considered as GI.		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The policy is likely to have a positive impact as it seeks to provide good quality public open space which could include a number of community facilities.		The policy is likely to have a positive impact on environmental and social sustainability as it seeks to provide good quality open spaces which can be used to access community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is likely to have a positive impact on environmental sustainability as it seeks to provide walking and cycling links to existing routes and access to public transport routes.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	The policy is likely to have a positive impact as it seeks to provide good quality open space that could be used for walking or cycling with links to existing networks and public transport routes.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**++**	The policy is likely to have a significantly positive impact as it seek to protect sites or species to achieve biodiversity net gain.		The policy is likely to have a significantly positive impact on environmental sustainability as it will include provision for biodiversity net gain.
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels	6(a): To reduce air pollution	**+**	The policy is likely to have a positive impact on air pollution by providing good quality open spaces for people to walk/cycle, but also to provide spaces to		The policy is likely to have a positive impact on environmental sustainability as it provides space where pollutants can be removed from the air and stored within the GI.

throughout West Berkshire.			collect and therefore, reduce air pollution		
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability in relation to land use
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use densities		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability in relation to use of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste disposal		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability in relation to the economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of employment land		

	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental and social sustainability as the policy promotes good quality open space which will promote healthy lifestyles and provide biodiversity benefits. There is likely to be a positive environmental impact in relation to climate change as the GI provided by the policy can act as a sink for GHGs. No negative impacts have been identified.

DM41 Digital Infrastructure

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The policy is likely to have a positive impact as digital infrastructure help to improve accessibility to services.		The policy is likely to have a significantly positive impact on social sustainability as it will allow for improved accessibility (digitally) to community infrastructure.

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	++	The policy is likely to have a positive impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability.
	4(b): To increase opportunities for walking, cycling and use of public transport	0	The policy is unlikely to impact on opportunities for walking, cycling or public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The policy is unlikely to impact on biodiversity		The policy is unlikely to impact on any element of sustainability.
	5(b): To conserve and enhance the character of the landscape	0	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	+	The policy is likely to have a positive impact on air quality as it may help to reduce the need to travel.		The policy is likely to have a positive impact on environmental sustainability by reducing air pollution.
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The policy is unlikely to impact on land use density		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**+**	The policy is likely to have a significantly positive impact on employment opportunities as it will allow more people in rural areas to be digitally connected.		The policy is likely to have a positive impact on economic sustainability as it seeks to ensure communities have digital connectivity.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to have an impact on effective and efficient use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**+**	The policy is likely to have a positive impact on the viability and vitality of town as it ensure that communities will have digital connectivity.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on all elements of sustainability as a result of improve access to IT facilities. There are also positive impacts identified in relating to environmental sustainability as the policy allowed for less travel through improved digital access. No negative sustainability impacts have been identified.

DM42 Transport Infrastructure

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**++**	The policy is likely to have a significantly positive impact on GHG emissions by trying to reduce vehicle travel.		The policy is likely to have a significantly positive impact on environmental sustainability by supporting measures to reduce climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The policy is likely to have a positive impact on healthy active lifestyles by promoted walking and cycling.		The policy is likely to have a positive impact on social sustainability as it seeks to support active lifestyles.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The policy is likely to have a positive impact on access to education, health and other services by ensuring development shave good		The policy is likely to have a positive impact on social sustainability by supporting good access to community infrastructure.

			accessibility to local services via a range of modes of travel		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy is unlikely to impact on IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	++	The policy is likely to have a significantly positive impact on road safety		The policy is likely to have a significantly positive impact on all elements of sustainability through the promotion of safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	++	The policy is likely to have a significantly positive impact on promoting opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The policy is unlikely to impact on biodiversity	Indirectly a reduction in vehicle travel may have a positive impact on biodiversity by reducing air pollution	The policy is unlikely to impact on any element of sustainability directly. However, there may be a positive impact on environmental sustainability as reducing vehicle travel may support biodiversity improvements.
	5(b): To conserve and enhance the character of the landscape	0	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The policy is unlikely to impact on heritage assets		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	++	The policy is likely to have a significantly positive impact on air quality as it seeks to reduce vehicle travel.		The policy is likely to have a significantly positive impact on environmental sustainability by reducing pollutants caused by vehicle traffic.
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	+	The policy is likely to have a positive impact on water quality as it seeks to reduce vehicle travel which can		

			result in pollutants reach water course.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use density		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**+**	The policy is likely to have a positive impact on environmental sustainability as it promotes the use of electric vehicle charging points and associated infrastructure.		The policy is likely to have a positive impact on environmental sustainability as it seeks to promote use of electric charging points.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to have an impact on any element of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres		
Overall Effect:	**Likelihood:**		**Scale:**	**Duration:**	**Timing:**

Neutral	Medium	District Wide	Permanent	Long Term
The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on environmental sustainability is likely as the policy seeks to promote alternative modes of travel such as walking, cycling, public transport and use of alternative fuels. There are also likely positive impacts on environmental sustainability in relating to a reduction of pollution due to the promotion of sustainable travel modes. No negative sustainability impacts have been identified.				

DM43 Theale rail-road transfer site

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions		The policy is unlikely to impact on any element of sustainability in relation to climate change
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability in relation to meeting housing needs
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community services		The policy is unlikely to impact on any element of sustainability in relation to access to community infrastructure
	3(b): To support the development of access to IT	**0**	The policy is unlikely to impact on access to IT facilities		

	facilities including Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is likely to have a significantly positive impact on environmental sustainability as the rail site allowed the use of the rail network to transport minerals rather than the road network.
	4(b): To increase opportunities for walking, cycling and use of public transport	**++**	The policy is likely to have a positive impact by protecting the site for road-rail transfer of goods which support sustainable movement of goods.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity		The policy is unlikely to impact on any element of sustainability in relation to the natural, built and historic environment
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil and noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is likely to have a positive impact on environmental sustainability as it seeks to make the best use of PDL
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on density of land use		
8: To reduce consumption and	8(a): To reduce energy use and promote the	**0**	The policy is unlikely to impact on energy use		The policy is likely to have a significantly positive impact on

waste of natural resources and manage their use efficiently.	development and use of sustainable /renewable energy technologies, generation and storage				environmental sustainability as it safeguards the rail site which is primarily used for minerals imports.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**++**	The policy is likely to have a significantly positive impact on minerals and the rail site is primarily used for the movement of minerals.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to have an impact on any element of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on the use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Eastern Area)	Permanent	Long Term

The policy is likely to have a neutral impact on sustainability. A significantly positive impact on economic and environmental sustainability has been identified in relation to minerals consumption as the site is primarily used for the transportation of minerals. The other significantly positive impact identified is in relation to the use of the rail network to move good and resources around, rather than the road network. No other sustainability impacts have been identified.

DM44 Parking

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The policy will have an unknown impact on GHG emissions. While the policy requires electric charging points to be installed, the impact of this will depend on whether residents of new developments have electric cars.	Use of the EV points would need to be encouraged for the positive impacts of this element of the policy to be realised.	The policy will have an unknown impact on environmental sustainability as the provision of EV charging points does not mean that they will be used, therefore the overall impact on climate change is unknown.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on the provision of affordable housing		The policy is unlikely to have an impact on any element of sustainability in relation to meeting housing needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to impact on any element of sustainability in relation to health, safety and wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to impact on any element of sustainability in

community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		relation to access to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is unlikely to impact on any element of sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on walking, cycling and use of public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity		The policy is unlikely to impact on any element of sustainability in relation to the natural, built and historic environment
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on heritage assets		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is unlikely to impact on any element of sustainability in relation to air, water, soil and noise
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability in relation to land use
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use density		
8: To reduce consumption and	8(a): To reduce energy use and promote the	**++**	The policy is likely to have a significantly positive impact		The policy is likely to have a significantly positive impact on

waste of natural resources and manage their use efficiently.	development and use of sustainable /renewable energy technologies, generation and storage		as it requires EV charging points to be provided with all new development		environmental sustainability in relation to the management of resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to have an impact on any element of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on the effective use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. The policy is likely to have a significantly positive impact on environmental sustainability as it seeks to provide parking for new development in the context of reducing the pollution from vehicle travel. As the update of EV charging points is unknown, there is an unknown impact on sustainability. Where there is a good update of the EV points there will be a positive impact on climate change.

DM45 Travel Plans

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy is likely to have a positive sustainability impact as it seeks to restrict single occupancy vehicle journeys and increase sustainable travel		The policy is likely to have a positive impact on environmental sustainability in relation to the impacts on climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The policy is unlikely to impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to impact on any element of sustainability
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The policy is unlikely to impact on the provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy is likely to have a positive impact as it seeks to increase sustainable travel which can support healthy active lifestyles		The policy is likely to have a positive impact on social sustainability in relation to supporting health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI		
3: To improve accessibility to	3(a): To improve access to education, health and other services	0	The policy is unlikely to impact on access to community infrastructure		The policy is unlikely to impact on any element of sustainability

community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on road safety		The policy is likely to have a significantly positive impact on environmental sustainability through the promotion of sustainable modes of travel
	4(b): To increase opportunities for walking, cycling and use of public transport	**++**	The policy is likely have a positive impact as it seeks to promote sustainable travel		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity		The policy is unlikely to impact on any element of sustainability
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**+**	The policy is likely to have a positive impact as it seeks to promote sustainable travel which will help to reduce air pollution		The policy is likely to have a significantly positive impact on environmental sustainability as it seeks to promote sustainable modes of travel which will reduce air and water pollution.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**+**	The policy is likely to have a positive impact as it seeks to promote sustainable travel which will help to reduce pollution which could impact on water quality		
7: To promote and improve the	7(b): To maximise the use of previously developed land	**0**	The policy is unlikely to impact on PDL		The policy is unlikely to impact on any element of sustainability

efficiency of land use.	and buildings where appropriate				
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on land use density		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on any element of sustainability
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities		The policy is unlikely to impact on any element of sustainability
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient employment land use		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	District Wide	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. The policy is likely to have a positive impact on environmental sustainability as the policy seeks to promote sustainable travel which will have environmental benefits on air and water quality, as well as reducing climate change impacts. No negative impacts have been identified.

Appendix 7 SA/SEA of Site Policies

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RSA1 Land north of Newbury College, Monks Lane, Newbury

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**+**	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is not at risk of flooding, so no specific flooding wording is included in the policy.	Wording removed from policy to avoid duplication with other policies in the plan. Policy DM7 applies to all sites.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0 / +**	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The policy requires provision of 15 dwellings, but does not specify any details regarding the type of dwelling.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The policy requires walking/cycling links into existing footpath and cycle networks.		The policy will have a positive impact on social and environmental sustainability through the provision of walking and cycling routes, good design and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**+**	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0 / +**	The policy does not specifically make reference to GI	Other policies in the plan requires GI to be considered, therefore, the overall impact would be positive.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0 / +**	The policy does not specifically improve access to education, health and other services, other than being in a sustainable location on the edge of Newbury.		The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy does not specifically support access to IT facilities.	Other policies in the plan require improving access to IT facilities.	impact on social sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site		The policy will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy specifies provision of links to existing walking and cycling facilities		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The policy does not specifically support biodiversity and geodiversity.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a neutral impact on environmental sustainability. Other policies in the plan will ensure that an overall positive impact is delivered through consideration of the landscape and biodiversity.
	5(b): To conserve and enhance the character of the landscape	0	The policy does not specifically support conservation of the landscape	Other policies in the plan require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires an archaeological desk based assessment, and field evaluation if required to support the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	+	The policy requires at air quality survey and necessary mitigation measures to be provided.		The policy is likely to have a neutral impact on environmental sustainability. Other policies in the plan will ensure positive impacts on these elements of sustainability.
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise levels.		
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	0	The policy Is unlikely to impact on water quality	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	+	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	0	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Positive	High	Local (Newbury)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, heritage assets and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA2 Land at Bath Road, Speen, Newbury

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**+**	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**+**	The policy requires a Flood Risk Assessment to be submitted which will need to include consideration of surface water flooding and set out appropriate mitigation measures.	The plan includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0 / +**	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The policy requires provision of 100 dwellings, but does not specify any details regarding the type of dwelling.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy does not specifically refer to supporting healthy, active lifestyles	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**+**	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy does not specifically make reference to GI	Other policies in the plan requires GI to be considered, therefore, the overall impact would be positive.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0 / +**	The policy does not specifically improve access to education, health and other services, other than being in a sustainable location on the edge of Newbury.		The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy does not specifically support access to IT facilities.	Other policies in the plan require improving access to IT facilities.	impact on social sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**+**	The policy specifics access arrangements to ensure safe entry/exit from the site		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy itself is unlikely to impact on opportunities for walking, cycling and use of public transport.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy requires consideration of biodiversity through survey work, appropriate avoidance and mitigation measures.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy requires consideration of the landscape, with appropriate mitigation and design to be considered to ensure a positive impact.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**+**	The policy requires an archaeological desk based assessment, and field evaluation if required to support the historic environment, in addition to consideration of the Conservation Area along Bath Road.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality. Nutrient Neutrality will needs to be taken into account within will ensure an overall positive impact.	The plan will include a specific reference to Nutrient Neutrality requirements which will ensure appropriate mitigation is provided where required.	

				Policy DM7 require consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**+**	The number of dwellings proposed on the site takes into account the location and setting of the site.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**+**	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy Is unlikely to impact on water consumption	Policy DM7 require consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**+**	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Newbury)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, heritage assets and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA3 Land at Coley Farm, Stoney Lane, Newbury

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**+**	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**+**	The policy requires a flood risk assessment with mitigation provided where required.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0 / +**	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The policy requires provision of 75 dwellings, but does not specify any details regarding the type of dwelling.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**+**	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy does not specifically make reference to GI	Other policies in the plan requires GI to be considered, therefore, the overall impact would be positive.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy will not impact on access to community facilities	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	will result in a positive impact on social sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	0	The policy itself is unlikely to impact on opportunities for walking, cycling and use of public transport.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires consideration of biodiversity through survey work, appropriate avoidance and mitigation measures.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape, with appropriate mitigation and design to be considered to ensure a positive impact.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The policy is unlikely to impact on the built and historic environment.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy is unlikely to impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	0	The policy Is unlikely to impact on water quality	Policy DM& consider water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlike to impact on water consumption	Policy DM7 considers water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	+	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	0	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Newbury)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA4 Land off Greenham Road, South East Newbury

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**+**	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0 / +**	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The policy requires provision of 140 - 160 dwellings with a mix of smaller, higher density homes		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to directly impact on healthy, active lifestyles.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**+**	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy does not specifically make reference to GI	Other policies in the plan requires GI to be considered, therefore, the overall impact would be positive.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy will not directly impact on access to community facilities	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	will result in a positive impact on social sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	0	The policy itself is unlikely to impact on opportunities for walking, cycling and use of public transport.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires consideration of biodiversity through survey work, appropriate avoidance and mitigation measures.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape, with appropriate mitigation and design to be considered to ensure a positive impact.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The policy is unlikely to impact on the built and historic environment.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy is unlikely to impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	+	The policy requires consideration of contamination with appropriate mitigation provided where required.		
	6(d): To maintain and improve water quality	0	The policy Is unlikely to impact on water quality	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**+**	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Newbury)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA5 Land at Lower Way, Thatcham

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of 85 dwellings, with a mix of dwellings sizes and types.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The policy is unlikely to directly impact on healthy, active lifestyles.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy does not specifically make reference to GI	Other policies in the plan requires GI to be considered, therefore, the overall impact would be positive.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The policy will not directly impact on access to community facilities	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	will result in a positive impact on social sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site, with potential for a second access point.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	0	The policy itself is unlikely to impact on opportunities for walking, cycling and use of public transport.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires consideration of biodiversity through survey work, appropriate avoidance and mitigation measures.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape, with appropriate mitigation and design to be considered to ensure a positive impact.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires consideration of the historic environment and appropriate mitigation provided where required.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy is unlikely to impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	+	The policy requires consideration of contamination with appropriate mitigation provided where required.		
	6(d): To maintain and improve water quality	0	The policy Is unlikely to impact on water quality	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	+	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	0	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Positive	High	Local (Thatcham)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, heritage assets and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA6 Henwick Park, Bowling Green Road, Thatcham

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy requires consideration of climate change	The plan also includes specific climate change policies which will be required to be considered.	The policy will have an overall positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a sequential approach to the location of development and for a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of approximately 225 dwellings, with a mix of dwellings sizes and types.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy requires walking and cycling links within the site and to existing routes.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and fear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	+	The policy requires an area of open space to be retained as open space across the north and waste of the site.	Other policies in the plan also require GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The policy will not directly impact on access to community facilities	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive impact on social
	3(b): To support the development of access to IT facilities including	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	

	Broadband particularly in rural locations				sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifies access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy sets out requirements for internal walking and cycle routes which link into the existing network.	Other policies in the plan also require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires consideration of biodiversity through survey work, appropriate avoidance and mitigation measures.	Other policies in the plan also require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. The policy will also be supported by other policies in the plan to ensure a positive sustainability impact.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and visual impact of proposals, with appropriate mitigation and design to be considered to ensure a positive impact. Part of the site, to the north and west, is required to be retained as a landscape buffer between Thatcham and Cold Ash. The policy identifies that the site is in the setting of the AONB.	Other policies in the plan also require consideration of landscape character	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires consideration of the historic environment and nearby listed building.	Other policies in the plan also require consideration of the historic environment	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy is unlikely to impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of other plan policy requirements to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise levels	Other policies in the plan will ensure that noise levels are fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality.	Other policies in the plan will ensure that water quality is fully considered.	

7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**+**	The number of dwellings proposed on the site takes into account the location and setting of the site.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**+**	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Thatcham)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability - social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and landscape character. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified. Other policies in the plan will ensure that overall there is a positive impact on all elements of sustainability.

RSA 7 Land east of Regency Park hotel, Bowling Green Road, Thatcham

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy requires consideration of climate change.	The plan also includes specific climate change policies which will be required to be considered.	The policy will have an overall positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a sequential approach to the location of development and for a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of approximately 225 dwellings, with a mix of dwellings sizes and types.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy requires walking and cycling links within the site and to existing routes.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and fear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	+	The policy requires an area of open space to be retained as open space across the north and waste of the site.	Other policies in the plan also require GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The policy will not directly impact on access to community facilities	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	will result in a positive impact on social sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifies access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy sets out requirements for internal walking and cycle routes which link into the existing network.	Other policies in the plan also require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires consideration of biodiversity through survey work, appropriate avoidance and mitigation measures.	Other policies in the plan also require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. The policy will also be supported by other policies in the plan to ensure a positive sustainability impact.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and visual impact of proposals, with appropriate mitigation and design to be considered to ensure a positive impact. Part of the site, to the north, is required to be retained as a landscape buffer between Thatcham and Cold Ash. The policy identifies that the site it within the setting of the AONB.	Other policies in the plan also require consideration of landscape character	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires considers of the historic environment.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels	6(a): To reduce air pollution	0	The policy is unlikely to impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of other plan policy requirements to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise levels	Other policies in the plan will ensure that noise levels are fully considered.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
throughout West Berkshire.	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality.	Other policies in the plan will ensure that water quality is fully considered.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**+**	The number of dwellings proposed on the site takes into account the location and setting of the site.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**+**	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
Neutral	High	Local (Thatcham)	Permanent	Long Term	
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability - social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and landscape character. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified. Other policies in the plan will ensure that overall there is a positive impact on all elements of sustainability.					

RSA8 Land at Pincents Lane, Tilehurst

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy requires consideration of climate change.	The plan also includes specific climate change policies which will be required to be considered.	The policy will have an overall positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of approximately 138 dwellings, with a mix of dwellings sizes and types, including an element of specialised housing and custom and self-build units.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy requires walking and cycling links within the site and to existing routes.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and fear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	+	The policy requires provision of community parkland to be provided.	Other policies in the plan also require GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The policy will not directly impact on access to community facilities	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	will result in a positive impact on social sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifies access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy sets out requirements for internal walking and cycle routes which link into the existing network.	Other policies in the plan also require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires consideration of biodiversity through survey work, appropriate avoidance and mitigation measures.	Other policies in the plan also require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. The policy will also be supported by other policies in the plan to ensure a positive sustainability impact.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and visual impact of proposals, with appropriate mitigation and design to be considered to ensure a positive impact. The policy identifies that the site is within the setting of the AONB.	Other policies in the plan also require consideration of landscape character	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires consideration of the historic environment potential on the site.	Other policies in the plan also require consideration of the historic environment	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	The policy requires consideration of air quality as the site is close to the M4.	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of other plan policy requirements to consider air, water, soil and noise.
	6(b): To manage noise levels	?	The policy requires consideration of noise as the site is close to the M4.	Other policies in the plan will ensure that noise levels are fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality.	Other policies in the plan will ensure that water quality is fully considered.	

7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**+**	The number of dwellings proposed on the site takes into account the location and setting of the site.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**+**	The policy requires development to be informed by the Minerals Resource Assessment already undertaken for the site.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (EUA)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability - social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, landscape character and the historic environment. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities. No negative sustainability impacts have been identified. Other policies in the plan will ensure that overall there is a positive impact on all elements of sustainability.

RSA9 Stoneham's Farm, Long Lane, Tilehurst (Site A)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy is unlikely to impact on affordable housing needs	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy is for a care home, therefore, meeting a need for specific housing need within the community.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The policy is unlikely to directly impact on healthy, active lifestyles.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy does not specifically make reference to GI	Other policies in the plan requires GI to be considered, therefore, the overall impact would be positive.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The policy will not directly impact on access to community facilities	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	will result in a positive impact on social sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	0	The policy itself is unlikely to impact on opportunities for walking, cycling and use of public transport.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires consideration of biodiversity through survey work, appropriate avoidance and mitigation measures.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape, with appropriate mitigation and design to be considered to ensure a positive impact.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The policy is unlikely to impact on heritage	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy is unlikely to impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	Is unlikely to impact on water quality	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The policy is unlikely to impact on densities of land use		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption.	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	+	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	0	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Newbury)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA10 72 Purley Rise, Purley on Thames

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability

and ensure adaptation measures are in place to respond to climate change.	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	in relation to climate change.
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of 35 dwellings, including provision for self-or custom build homes		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The policy is unlikely to directly impact on healthy, active lifestyles.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	+	The policy sets out specific requirement to provide GI on the site	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The policy will not directly impact on access to community facilities	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive impact on social sustainability in relation to provision of IT facilities.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities
	4(b): To increase opportunities for walking, cycling and use of public transport	0	The policy itself is unlikely to impact on opportunities for walking, cycling and use of public transport.	Other policies in the plan require consideration of walking, cycling and use of public transport.	

					for walking, cycling and public transport.
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy requires consideration of biodiversity through survey work, appropriate avoidance and mitigation measures.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy requires consideration of the landscape, with appropriate mitigation and design to be considered to ensure a positive impact.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on heritage	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality	Policy DM7 requires consideration of water and waste water resources	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**+**	The number of dwellings proposed on the site takes into account the location and setting of the site.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**+**	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		

	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Newbury)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA11 Land adjacent to Bath Road and Dorking Way, Calcot

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of 35 dwellings, including flatted development and smaller houses.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy seeks to support walking and cycling links to the existing network and between this site and one adjacent site.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The policy will not directly impact on access to community facilities	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive impact on social
	3(b): To support the development of access to IT facilities including	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	

	Broadband particularly in rural locations				sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy requires links into the existing walking/cycling network.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires consideration of biodiversity through survey work, appropriate avoidance and mitigation measures.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	0	The policy is unlikely to impact on landscape	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The policy is unlikely to impact on heritage	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	+	The policy requires an air quality survey and appropriate mitigation where required.	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	+	The policy requires a noise survey and appropriate mitigation where required.	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality	Policy DM7 requires consideration of water and waste water resources	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	+	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	0	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Newbury)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA12 Land between A340 and The Green, Theale

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of 100 dwellings, focusing on family housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The policy is unlikely to directly impact on healthy, active lifestyles.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The policy will not directly impact on access to community facilities	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive impact on social
	3(b): To support the development of access to IT facilities including	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	

	Broadband particularly in rural locations				sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**+**	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and use of public transport	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy requires consideration of the landscape and appropriate mitigation where required.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**+**	The policy requires consideration of archaeological assessment that have already taken place and requires the listed milestone in the corner of the site to be conserved.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**+**	The policy requires an air quality survey and appropriate mitigation where required.	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	**+**	The policy requires a noise survey and appropriate mitigation where required.	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality.	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**+**	The number of dwellings proposed on the site takes into account the location and setting of the site.		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	+	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	0	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Newbury)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA13 Whitehart Meadow, Thaele

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+ +	The policy requires a flood risk assessment and necessary mitigation measures to be provided. No development will be permitted in the area of the site in FZ2.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+ +	The policy requires provision of 40 dwellings, with a mix of sizes and types		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy supports opportunities for walking and cycling which will help to support health, active lifestyles.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The policy will not directly impact on access to community facilities	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive impact on social
	3(b): To support the development of access to IT facilities including	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	

	Broadband particularly in rural locations				sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy requires walking and cycling routes from the site into the existing network and throughout the site.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires survey work and mitigation measures were required.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and appropriate mitigation where required.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires consideration of heritage and mitigation measures were required.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	+	The policy requires an air quality survey and appropriate mitigation where required.	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	+	The policy requires a noise survey and appropriate mitigation where required.	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	+	The policy requires contamination work and mitigation measures were required.		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	+	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	0	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Positive	High	Local (Theale)	Permanent	Long Term
Cumulative/Compound:				
The policy is likely to have an overall positive impact on sustainability. Significantly positive sustainability impacts have been identified in relation to flood risk and for the specification that there should be a mix of types and sizes of dwellings on the site. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape, historic environment benefits while minimising opportunities for pollution. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.				

RSA14 Former Sewage Treatment Works, Theale

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+ +	The policy requires a flood risk assessment and necessary mitigation measures to be provided. No development will be permitted in the area of the site in FZ2.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+ +	The policy requires provision of 60 dwellings, with a mix of sizes and types		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy supports opportunities for walking and cycling which will help to support health, active lifestyles.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The policy will not directly impact on access to community facilities	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive impact on social
	3(b): To support the development of access to IT facilities including	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	

	Broadband particularly in rural locations				sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy requires walking and cycling routes from the site into the existing network and throughout the site.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires survey work and mitigation measures were required.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and appropriate mitigation where required.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires consideration of heritage and mitigation measures were required.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	+	The policy requires an air quality survey and appropriate mitigation where required.	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	+	The policy requires a noise survey and appropriate mitigation where required.	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	+	The policy requires contamination work and mitigation measures were required.		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality.	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	+	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	0	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Positive	High	Local (Theale)	Permanent	Long Term
Cumulative/Compound:				
The policy is likely to have an overall positive impact on sustainability. Significantly positive sustainability impacts have been identified in relation to flood risk and for the specification that there should be a mix of types and sizes of dwellings on the site. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape, historic environment benefits while minimising opportunities for pollution. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.				

RSA15 Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of 100 dwellings, with a mix of sizes and types		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy supports opportunities for walking and cycling which will help to support health, active lifestyles.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The policy requires provision of safe and sustainable route to school to be provided.	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive impact on social
	3(b): To support the development of access to IT facilities including	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	

	Broadband particularly in rural locations				sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy requires walking and cycling routes from the site into the existing network and throughout the site.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires survey work and mitigation measures where required.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and appropriate mitigation where required.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires consideration of heritage and mitigation measures were required.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	+	The policy requires an air quality survey and appropriate mitigation where required.	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	+	The policy requires a noise survey and appropriate mitigation where required.	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality.	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**+**	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption	Policy DM7 requires the consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Positive	High	Local (Burghfield Common)	Permanent	Long Term

The policy is likely to have an overall positive impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape, historic environment benefits while minimising opportunities for pollution. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA16 Land north of A4 Bath Road, Woolhampton

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The policy is unlikely to impact on flood risk	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of 16 dwellings, with a mix of sizes and types appropriate to the area.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy supports opportunities for walking and cycling which will help to support health, active lifestyles.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The policy is unlikely to impact on access to community infrastructure	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive impact on social
	3(b): To support the development of access to IT facilities including	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	

	Broadband particularly in rural locations				sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy requires walking and cycling routes from the site into the existing network and throughout the site.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires survey work and mitigation measures where required.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and appropriate mitigation where required.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires consideration of heritage and mitigation measures were required.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy is unlikely to impact on air quality.	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	+	The policy requires a noise survey and appropriate mitigation where required.	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality.	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**+**	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste eater resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Positive	High	Local (Woolhampton)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape, historic environment benefits while minimising opportunities for pollution. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA17 Land adjoining Lynch Lane, Lambourn

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+ +	The policy requires a flood risk assessment and necessary mitigation measures to be provided. No development will be permitted in the area of the site in FZ2 of FZ3	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	+	The policy makes specific reference to the need for affordable single person accommodation related to the racehorse industry.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+ +	The policy requires provision of 60 dwellings with a mix and type appropriate to the local area. Taking into account the needs of the racehorse industry.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy supports opportunities for walking and cycling which will help to support health, active lifestyles.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The policy is unlikely to impact on access to community infrastructure	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	will result in a positive impact on social sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**+**	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	The policy requires walking and cycling routes from the site into the existing network and throughout the site.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy requires survey work and mitigation measures where required.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy requires consideration of the landscape and appropriate mitigation where required.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy will not impact on heritage	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy will not impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	**0**	The policy will not impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**+**	The policy requires consideration of Nutrient Neutrality	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**+**	The number of dwellings proposed on the site takes into account the location and setting of the site.		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**+**	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral resources		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0 / +**	The policy will help to support the racehorse industry in the village by providing for specific housing needs.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Positive	Hgih	Local (Lambourn)	Permanent	Long Term

The policy is likely to have an overall positive impact on sustainability. Significantly positive sustainability impacts have been identified in relation to flood risk and for the specification that there should be a mix of types and sizes of dwellings on the site, taking particular account of the needs of the horseracing industry. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity and landscape benefits while minimising opportunities for pollution. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA18 Land at Newbury Road, Lambourn

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy is unlikely to impact on the provision of affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of 5 dwellings.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The policy will not impact on healthy, active lifestyles	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The policy is unlikely to impact on access to community infrastructure	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive impact on social sustainability in relation to provision of IT facilities.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	

4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	0	The policy will not impact on opportunities for walking, cycling or public transport.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires survey work and mitigation measures where required.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and appropriate mitigation where required.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires survey work and mitigation measures where required.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy will not impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy will not impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	+	The policy requires consideration of Nutrient Neutrality will be required.	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		
8: To reduce consumption and waste of natural resources and	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability

manage their use efficiently.					through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral resources		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Lambourn)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA19 Land North of Pangbourne Hill, Pangbourne

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy requires consideration of climate change.	The plan also includes specific climate change policies which will be required to be considered.	The policy will have an overall positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of approximately 25 dwellings, with a mix of dwellings sizes and types.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy requires walking and cycling links within the site and to existing routes.	Other policies in the plan also require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and fear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	+	The policy requires development is limited to the eastern part of the site.	Other policies in the plan also require GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The policy will not directly impact on access to community facilities	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive impact on social
	3(b): To support the development of access to IT facilities including	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	

	Broadband particularly in rural locations				sustainability in relation to provision of IT facilities.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy sets out requirements for internal walking and cycle routes which link into the existing network.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires consideration of biodiversity through survey work, appropriate avoidance and mitigation measures.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. The policy will also be supported by other policies in the plan to ensure a positive sustainability impact.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and visual impact of proposals, with appropriate mitigation and design to be considered to ensure a positive impact.	Other policies in the plan also require consideration of landscape character	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires consideration of the historic environment potential on the site.	Other policies in the plan requires consideration of the historic environment	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy is unlikely to impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of other plan policy requirements to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality.	Other policies in the plan will ensure that water quality is fully considered.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site in the AONB.		

8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy us unlikely to impact on consumption of minerals.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Pangbourne)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability - social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and landscape character. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities. No negative sustainability impacts have been identified. Other policies in the plan will ensure that overall there is a positive impact on all elements of sustainability.

RSA20 Land North of Southend Road, Bradfield Southend

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy is unlikely to impact on the provision of affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of 20 dwellings in a mix of sizes and types appropriate to the local area.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The policy is unlikely to impact on healthy, active lifestyles.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The policy requires improved accessibility by encouraging use of non-car transport modes.	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive impact on social sustainability in relation to provision of IT facilities.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	

4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy requires improved accessibility by encouraging use of non-car transport modes	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires survey work and mitigation measures where required.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and appropriate mitigation where required.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The policy is unlikely to impact on the historic environment	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy will not impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy will not impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality.	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		
8: To reduce consumption and waste of natural resources and	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability

manage their use efficiently.					through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and wate water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**+**	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Bradfield Southend)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity and landscape benefits. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA21 Land at Chieveley Glebe, Chieveley

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires an FRA, including consideration of surface water flooding and to set out appropriate mitigation measures.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy is unlikely to impact on the provision of affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of 15 dwellings in a mix of sizes and types appropriate to the local area.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The policy is unlikely to impact on healthy, active lifestyles.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The policy requires improved accessibility by encouraging use of non-car transport modes.	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive impact on social sustainability in relation to provision of IT facilities.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	

4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy requires improved accessibility by encouraging use of non-car transport modes	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires survey work and mitigation measures where required.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and appropriate mitigation where required.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires consideration of the historic environment.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy will not impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy will not impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		
8: To reduce consumption and waste of natural resources and	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability

manage their use efficiently.					through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Chieveley)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA22 Pirbright Institute Site, High Street, Compton

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+ +	The policy requires a flood risk assessment and necessary mitigation measures to be provided. No development is to take place in FZ2 or 3.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	+	The policy requires a local lettings policy to be explored to allow a percentage of affordable housing on the site for those with local needs.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of 140 dwellings in a mix of sizes and types appropriate to the local area.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy requires footway and bridleway links to connect the site into the existing network.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The policy requires provision of linkages between the site and the village centre and the primary school.	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive impact on social sustainability in relation to provision of IT facilities.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	

4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy requires links for walking / cycling to be provided.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires survey work and mitigation measures where required.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and appropriate mitigation where required.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires consideration of the historic environment.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy will not impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy will not impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality.	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		
8: To reduce consumption and waste of natural resources and	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability

manage their use efficiently.					through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**+**	The policy requires provision of some employment facilities on the site.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Positive	High	Local (Compton)	Permanent	Long Term

The policy is likely to have an overall positive impact on sustainability. A significantly positive impact on all element of sustainability has been identified in relation to flood risk mitigation measures. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA23 Land west of Spring Meadows, Great Shefford

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+ +	The policy requires a flood risk assessment and necessary mitigation measures to be provided. No development should take place in the area of groundwater emergency of surface water flow paths.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy is unlikely to impact on affordable housing	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of 15 dwellings in a mix of sizes and types appropriate to the local area.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy requires walking and cycling links to connect the site into the existing networks.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The policy requires improved accessibility by the use of non-car transport modes.	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive impact on social sustainability in relation to provision of IT facilities.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	

4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy requires links for walking / cycling to be provided.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires survey work and mitigation measures where required.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and appropriate mitigation where required.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires consideration of the historic environment.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy will not impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy will not impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	+	The policy requires consideration of Nutrient Neutrality will be required.	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		
8: To reduce consumption and waste of natural resources and	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability

manage their use efficiently.					through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**+**	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Positive	High	Local (Great Shefford)	Permanent	Long Term

The policy is likely to have an overall positive impact on sustainability. A significantly positive impact on all element of sustainability has been identified in relation to flood risk mitigation measures. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.

RSA24 Land off Charlotte Close, Hermitage

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy is unlikely to impact on affordable housing	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of 15 dwellings in a mix of sizes and types appropriate to the local area.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy requires walking and cycling links to connect the site into the existing networks and the adjacent sites.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The policy requires improved accessibility by the use of non-car transport modes.	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive impact on social sustainability in relation to provision of IT facilities.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.		

4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy requires links for walking / cycling to be provided.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires survey work and mitigation measures where required.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and appropriate mitigation where required.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires consideration of the historic environment.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy will not impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy will not impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality.	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		
8: To reduce consumption and waste of natural resources and	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability

manage their use efficiently.					through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**+**	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Positive	High	Local (Hermitage)	Permanent	Long Term
Cumulative/Compound:				
The policy is likely to have an overall positive impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.				

RSA25 Land to the south east of the Old Farmhouse, Hermitage

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy is unlikely to impact on affordable housing	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of 10 dwellings in a mix of sizes and types appropriate to the local area.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy requires walking and cycling links to connect the site into the existing networks and the adjacent sites.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The policy includes a requirement for the provision of a footpath link to the local primary school.		Development of sites in sustainable locations will help to improve access to community facilities.

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The policy is unlikely to impact on accidents and safety.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy requires links for walking / cycling to be provided.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires survey work and mitigation measures where required.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and appropriate mitigation where required.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires consideration of the historic environment.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy will not impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy will not impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use	+	The number of dwellings proposed on the site takes		

	appropriate to location and setting.		into account the location and setting of the site.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**+**	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**+**	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Positive	High	Local (Hermitage)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.

RSA26 Land adjacent to Station Road, Hermitage

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy is unlikely to impact on affordable housing	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of 10 dwellings in a mix of sizes and types appropriate to the local area.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy requires walking and cycling links to connect the site into the existing networks and the adjacent sites.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The policy includes a requirement for the provision of a footpath link to the local primary school.		Development of sites in sustainable locations will help to improve access to community facilities.

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The policy is unlikely to impact on accidents and safety.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy requires links for walking / cycling to be provided.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires survey work and mitigation measures where required.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and appropriate mitigation where required.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires consideration of the historic environment.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy will not impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy will not impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality.	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use	+	The number of dwellings proposed on the site takes		

	appropriate to location and setting.		into account the location and setting of the site.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**+**	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**+**	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Positive	High	Local (Hermitage)	Permanent	Long Term

The policy is likely to have an overall positive impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.

RSA27 Land adjoining The Haven, Kintbury

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	+	The policy includes a requirement to respond positively to climate change and to include climate resilience as part of the design for the site.		The policy will have a positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy is likely to have a positive impact on flood risk as it requires an FRA with appropriate mitigation.	The plan also includes a specific flood risk policy which will be required to be considered.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy is unlikely to impact on affordable housing	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	? / +	The policy requires provision of 20 dwellings, but there is no specification for the type or mix of dwellings required.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The policy requires walking and cycling links to connect the site into the existing networks.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and dear of crime and anti-social behaviour are minimised		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI	Other policies in the plan requires GI to be considered.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The policy is unlikely to impact on access to education, health or other services.		The policy is unlikely to impact on any element of sustainability in relation to access to services and facilities.

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan set out requirements for digital infrastructure.	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The policy is unlikely to impact on accidents and safety.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy requires links for walking / cycling to be provided.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy requires survey work and mitigation measures where required.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. Other policies in the plan may result in a significantly positive impact is delivered.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and appropriate mitigation where required.	Other policies in the plan also require consideration of the landscape	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The policy is unlikely to impact on heritage.	Other policies in the plan requires consideration of heritage	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy will not impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of the other plan policy requirement to consider air, water, soil and noise.
	6(b): To manage noise levels	+	The policy requires a noise survey to be carried out.	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality.	Policy DM7 requires consideration of water and waste water resources.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use	+	The number of dwellings proposed on the site takes		

	appropriate to location and setting.		into account the location and setting of the site.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**+**	The policy requires that efficient use of sustainable technologies, resources, materials and solar gain.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption	Policy DM7 requires consideration of water and waste water resources.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**+**	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Kintbury)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity and landscape benefits. No negative sustainability impacts have been identified.

RSA28 New Stocks Farm, Paices Hill, Aldermaston

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions	Other policies in the plan specifically relate to climate change.	The policy is unlikely to impact on any element of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk.	Other policies in the plan specifically relate to flood risk.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy does not deal with affordable housing		The policy will have a positive impact on social sustainability as it seeks to provide specialist pitches for Gypsies and Travellers.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**++**	The policy seeks to provide permanent pitches for the needs of the gypsies and Traveller community.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on heathy, active lifestyles.		The policy is unlikely to impact on any element of sustainability in relation to health, safety or wellbeing
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour.		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The site is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The provision of permanent pitches for Gypsies and Travellers should allow for better access to education, health and other services for this group of people.		The policy will have a positive impact on social sustainability by providing permanent pitches for family to live on where they can access services and facilities.
	3(b): To support the development of access to IT	**0**	The policy is unlikely to impact on access to IT facilities.		

	facilities including Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The policy is unlikely to impact on levels of accidents or safety		The policy is unlikely to have an impact on any element of sustainability.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling or public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The policy is unlikely to impact on biodiversity or geodiversity	Other policies in the plan require consideration of biodiversity Net Gain.	The policy is unlikely to impact on any element of sustainability.
	5(b): To conserve and enhance the character of the landscape	**0**	The policy is unlikely to impact on the landscape character		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy is likely to have a positive impact on environmental sustainability through requirement measures to prevent pollution of ground and surface water
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels.		
	6(c): To maintain and improve soil quality	**+**	The policy requires appropriate safeguards to prevent pollution of ground and surface water which should maintain the soil quality		
	6(d): To maintain and improve water quality	**+**	The policy requires appropriate safeguards to prevent pollution of ground and surface water		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**+**	The policy is for redevelopment of part of an existing site.		The policy will result in a positive impact on environmental sustainability.
	7(b): To apply sustainable densities of land use	**+**	The policy is for redevelopment of a part of an existing site which will		

	appropriate to location and setting.		allow for best use of the land.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use.		The policy will not impact on any element of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation and disposal		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The policy is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The policy is unlikely to impact on employment opportunities.		The policy will not impact on any element of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Aldermaston)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on social sustainability is identified as the policy seeks to allocate a site for permanent pitches for Gypsies and Travellers. A number of positive environmental sustainability impacts have been identified in relation to maintaining soil and water quality and social sustainability in relation to improving access to local services and facilities. No negative sustainability impacts have been identified.

RSA29 Long Copse Farm, Enborne

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**0**	The policy is unlikely to impact on GHG emissions	Other policies in the plan deal specifically with climate change	The policy is likely to have a neutral impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The policy is unlikely to impact on flood risk.	Other policies in the plan also deal specifically with flood risk.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy does not deal with affordable housing		The policy will have a positive impact on social sustainability as it seeks to meet the needs of a specific group of people.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**++**	The policy helps to meet the needs of the travelling showpeople community		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on heathy, active lifestyles.		The policy is unlikely to impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The provision of permanent plots for Travelling Showpeople should allow for better access to education, health and other services for this group of people.		The policy will have a positive impact on social sustainability by providing permanent plots for family to live on where they can access services and facilities.
	3(b): To support the development of access to IT	**0**	The policy is unlikely to impact on access to IT facilities.		

	facilities including Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**+**	The policy sets out a requirement for highway improvements to Wheatlands Lane to be agreed.		The policy is likely to have a positive impact on social sustainability through the potential for road safety improvements.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on sustainable travel opportunities.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy sets out specific requirements for biodiversity.	Biodiversity Net Gain will also be required, as set out in another policy in the plan.	The policy is likely to have a positive impact on environmental sustainability as a result of the requirements set out in the policy.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy requires a landscape scheme to be submitted and implemented.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The policy is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air pollution		The policy is likely to have a positive impact on environmental sustainability as it seeks to ensure no pollution can enter the water courses.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	**+**	The policy requires consideration of how safeguards will be used to prevent pollution of ground and surface water		
	6(d): To maintain and improve water quality	**+**	The policy requires consideration of how safeguards will be used to prevent pollution of ground and surface water		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**+**	The site is in existing use for travelling showpeople. The policy seeks to make best use of the site.		The policy is likely to have a positive impact on all elements of sustainability through the use of a

	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The policy is unlikely to impact on densities of land use.		site already in use by travelling showpeople.
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The policy is unlikely to impact on energy use		The policy is unlikely to impact on environmental sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation.		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**+**	The policy requires consideration of minerals as it is within a MSA.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**+**	The policy supports the travelling showpeople's business by allowing those involved in the business to life on site.		The policy may have a positive impact on economic sustainability through the use of the site for both storage and accommodation for those involved as travelling showpeople.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The policy is unlikely to impact on effective and efficient use of land		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of towns and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Enborne)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on social sustainability is identified as the policy seeks to allocate a site for permanent pitches for Travelling Showpeople. A number of positive environmental sustainability impacts have been identified in relation to maintaining soil and water quality as well as benefits for landscape and biodiversity. A number of social sustainability in relation to improving access to local services and facilities. No negative sustainability impacts have been identified.

Employment Sites

ESA1 Land east of Colthop Industrial Estate, Thatcham

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**++**	The policy is likely to have a significantly positive impact as it requires development designed for climate resilience.		The policy is likely to have significantly positive/positive impact on all elements of sustainability in relation to GHG emissions and flood risk.
	9(b): To sustainably manage flood risk to people, property and the environment	**+**	The policy is likely to have a positive impact as it requires an FRA and appropriate flood mitigation.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to have an impact on any element of sustainability.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to have an impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to have an impact on any element of sustainability.
	3(b): To support the development of access to IT	**0**	The policy is unlikely to impact on access to IT facilities		

	facilities including Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	+	The policy is likely to have a positive impact on road safety as it requires measures to be provided to mitigate any impact on the local road network		The policy is likely to have a positive impact on social sustainability as it seeks to promote opportunities for safe travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	0	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	+	The policy is likely to have a positive impact on biodiversity as it requires appropriate avoidance and mitigation measures to protect habitats and species.		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	+	The policy is likely to have a positive impact on landscape as it requires an LVIA to inform the design of the site.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy is likely to have a positive impact on the historic environment as it requires archaeological assessments to take place on the site		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The policy is unlikely to impact on air quality		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect water and soil quality.
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	+	The policy is likely to have a positive impact on soil quality as consideration of land contamination is required.		
	6(d): To maintain and improve water quality	+	The policy is likely to have a positive impact on soil quality as consideration of land contamination is required, which could impact on water quality.		

7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is likely to have a positive impact on environmental sustainability as it seeks to make best use of the allocated site in terms of density of development.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**+**	The policy is likely to have a positive impact on density of land use as it is allocated for an appropriate amount of employment floor space		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**+**	The policy is likely to have a positive impact on energy use as it includes requirements for use of sustainable technologies, resources, materials and solar gain		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water use		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**+**	The policy is likely to have a positive impact on consumption of minerals as it requires an MRA and consider the potential for prior extraction.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**++**	The policy is likely to have a significantly positive impact on employment opportunities by providing additional employment space.		The policy is likely to have a significantly positive impact on economic sustainability as it allocates land for employment uses.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**++**	The policy is likely to have a significantly positive impact effective and efficient use of employment land as it is allocated for employment use adjacent to an existing DEA.		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and		

			vitality of town and village centres		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	High	Local (Thatcham)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape, heritage, soil and water quality as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.

ESA2 Land west of Ramsbury Road, Membury Industrial Estate, Lambourn Woodlands

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**++**	The policy is likely to have a significantly positive impact as it requires development designed for climate resilience.		The policy is likely to have significantly positive/positive impact on all elements of sustainability in relation to GHG emissions and flood risk.
	9(b): To sustainably manage flood risk to people, property and the environment	**+**	The policy is likely to have a positive impact as it requires an FRA and appropriate flood mitigation.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to have an impact on any element of sustainability.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to have an impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		

3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to have an impact on any element of sustainability.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**+**	The policy is likely to have a positive impact on road safety as it requires measures to be provided to mitigate any impact on the local road network		The policy is likely to have a positive impact on social sustainability as it seeks to promote opportunities for safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	The policy is likely to have a positive impact on walking, cycling and use of public transport as it requires a Travel Plan to be developed to support any development on the site.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy is likely to have a positive impact on biodiversity as it requires appropriate avoidance and mitigation measures to protect habitats and species.		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact on landscape as it requires an LVIA to inform the design of the site.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**+**	The policy is likely to have a positive impact on the historic environment as it requires archaeological assessments to take place on the site		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect water and soil quality.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		

7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is likely to have a positive impact on environmental sustainability as it seeks to make best use of the allocated site in terms of density of development.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**+**	The policy is likely to have a positive impact on density of land use as it is allocated for an appropriate amount of employment floor space		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**+**	The policy is likely to have a positive impact on energy use as it includes requirements for use of sustainable technologies, resources, materials and solar gain		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water use		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**+**	The policy is likely to have a positive impact on consumption of minerals as it requires an MRA and consider the potential for prior extraction.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**++**	The policy is likely to have a significantly positive impact on employment opportunities by providing additional employment space.		The policy is likely to have a significantly positive impact on economic sustainability as it allocates land for employment uses.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**++**	The policy is likely to have a significantly positive impact effective and efficient use of employment land as it is allocated for employment use adjacent to an existing DEA.		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and		

			vitality of town and village centres		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	High	Local (Lambourn)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape and heritage as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety and the promotion of sustainable travel. No negative sustainability impacts have been identified.

ESA3 Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	++	The policy is likely to have a significantly positive impact as it requires development designed for climate resilience.		The policy is likely to have significantly positive/positive impact on all elements of sustainability in relation to GHG emissions and flood risk.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy is likely to have a positive impact as it requires an FRA and appropriate flood mitigation.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to have an impact on any element of sustainability.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to have an impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The policy is unlikely to impact on GI		

3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to have an impact on any element of sustainability.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**+**	The policy is likely to have a positive impact on road safety as it requires measures to be provided to mitigate any impact on the local road network		The policy is likely to have a positive impact on social sustainability as it seeks to promote opportunities for safe travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy is likely to have a positive impact on biodiversity as it requires appropriate avoidance and mitigation measures to protect habitats and species.		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact on landscape as it requires an LVIA to inform the design of the site.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**+**	The policy is likely to have a positive impact on the historic environment as it requires archaeological assessments to take place on the site		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is unlikely to have an impact on any element of sustainability.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the	7(b): To maximise the use of previously developed land	**0**	The policy is unlikely to impact on PDL		The policy is likely to have a positive impact on environmental

efficiency of land use.	and buildings where appropriate				sustainability as it seeks to make best use of the allocated site in terms of density of development.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The policy is likely to have a positive impact on density of land use as it is allocated for an appropriate amount of employment floor space		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy is likely to have a positive impact on energy use as it includes requirements for use of sustainable technologies, resources, materials and solar gain		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water use		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	+	The policy is likely to have a positive impact on consumption of minerals as it requires an MRA and consider the potential for prior extraction.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The policy is likely to have a significantly positive impact on employment opportunities by providing additional employment space.		The policy is likely to have a significantly positive impact on economic sustainability as it allocates land for employment uses.
	10(b): To support key sectors and utilise employment land effectively and efficiently	++	The policy is likely to have a significantly positive impact effective and efficient use of employment land as it is allocated for employment use adjacent to an existing DEA.		
	10(c): To support the viability and vitality of town and village centres	0	The policy is unlikely to impact on the viability and vitality of town and village centres		
Overall Effect:	**Likelihood:**		**Scale:**	**Duration:**	**Timing:**

Neutral	High	Local (Beenham)	Permanent	Long Term
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape and heritage as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.				

ESA4 Beenham Landfill, Pips Way, Beenham

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**++**	The policy is likely to have a significantly positive impact as it requires development designed for climate resilience.		The policy is likely to have significantly positive/positive impact on all elements of sustainability in relation to GHG emissions and flood risk.
	9(b): To sustainably manage flood risk to people, property and the environment	**+**	The policy is likely to have a positive impact as it requires an FRA and appropriate flood mitigation.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to have an impact on any element of sustainability.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to have an impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to have an impact on any element of sustainability.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise	4(a): To reduce accidents and improve safety	**+**	The policy is likely to have a positive impact on road		The policy is likely to have a positive impact on social sustainability as it

opportunities for all forms of safe and sustainable travel.			safety as it requires measures to be provided to mitigate any impact on the local road network		seeks to promote opportunities for safe travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy is likely to have a positive impact on biodiversity as it requires appropriate avoidance and mitigation measures to protect habitats and species.		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact on landscape as it requires an LVIA to inform the design of the site.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**+**	The policy is likely to have a positive impact on the historic environment as it requires archaeological assessments to take place on the site		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect water and soil quality.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**+**	The policy is likely to have a positive impact on soil quality as consideration of land contamination is required.		
	6(d): To maintain and improve water quality	**+**	The policy is likely to have a positive impact on soil quality as consideration of land contamination is required, which could impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is likely to have a positive impact on environmental sustainability as it seeks to make

	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The policy is likely to have a positive impact on density of land use as it is allocated for an appropriate amount of employment floor space		best use of the allocated site in terms of density of development.
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy is likely to have a positive impact on energy use as it includes requirements for use of sustainable technologies, resources, materials and solar gain		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	+	The policy requires consideration of The Waste Safeguarding policies of the MWLP		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water use		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	+	The policy is likely to have a positive impact on consumption of minerals as it requires an MRA and consider the potential for prior extraction.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The policy is likely to have a significantly positive impact on employment opportunities by providing additional employment space.		The policy is likely to have a significantly positive impact on economic sustainability as it allocates land for employment uses.
	10(b): To support key sectors and utilise employment land effectively and efficiently	++	The policy is likely to have a significantly positive impact effective and efficient use of employment land as it is allocated for employment use adjacent to an existing DEA.		
	10(c): To support the viability and vitality of town and village centres	0	The policy is unlikely to impact on the viability and vitality of town and village centres		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Beenham)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape, heritage, soil and water quality as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.

ESA5 Northway Porsche, Grange Lane, Beenham

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**++**	The policy is likely to have a significantly positive impact as it requires development designed for climate resilience.		The policy is likely to have significantly positive/positive impact on all elements of sustainability in relation to GHG emissions and flood risk.
	9(b): To sustainably manage flood risk to people, property and the environment	**+**	The policy is likely to have a positive impact as it requires an FRA and appropriate flood mitigation.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to have an impact on any element of sustainability.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to have an impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to have an impact on any element of sustainability.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise	4(a): To reduce accidents and improve safety	**+**	The policy is likely to have a positive impact on road		The policy is likely to have a positive impact on social sustainability as it

opportunities for all forms of safe and sustainable travel.			safety as it requires measures to be provided to mitigate any impact on the local road network		seeks to promote opportunities for safe travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy is likely to have a positive impact on biodiversity as it requires appropriate avoidance and mitigation measures to protect habitats and species.		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact on landscape as it requires an LVIA to inform the design of the site.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**+**	The policy is likely to have a positive impact on the historic environment as it requires archaeological assessments to take place on the site		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is unlikely to have an impact on any element of sustainability.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The policy is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The policy is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is likely to have a positive impact on environmental sustainability as it seeks to make best use of the allocated site in terms of density of development.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**+**	The policy is likely to have a positive impact on density of land use as it is allocated for an appropriate amount of employment floor space		
8: To reduce consumption and	8(a): To reduce energy use and promote the	**+**	The policy is likely to have a positive impact on energy		The policy is likely to have a positive impact on environmental

waste of natural resources and manage their use efficiently.	development and use of sustainable /renewable energy technologies, generation and storage		use as it includes requirements for use of sustainable technologies, resources, materials and solar gain		sustainability as it seeks to protect natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The policy is unlikely to impact on water use		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**+**	The policy is likely to have a positive impact on consumption of minerals as it requires an MRA and consider the potential for prior extraction.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**++**	The policy is likely to have a significantly positive impact on employment opportunities by providing additional employment space.		The policy is likely to have a significantly positive impact on economic sustainability as it allocates land for employment uses.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**++**	The policy is likely to have a significantly positive impact effective and efficient use of employment land as it is allocated for employment use adjacent to an existing DEA.		
	10(c): To support the viability and vitality of town and village centres	**0**	The policy is unlikely to impact on the viability and vitality of town and village centres		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Beenham)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape and heritage as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.

ESA6 Land adjacent to Padworth IWMF, Padworth Lane, Padworth

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**++**	The policy is likely to have a significantly positive impact as it requires development designed for climate resilience.		The policy is likely to have significantly positive/positive impact on all elements of sustainability in relation to GHG emissions and flood risk.
	9(b): To sustainably manage flood risk to people, property and the environment	**+**	The policy is likely to have a positive impact as it requires an FRA and appropriate flood mitigation.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The policy is unlikely to impact on provision of affordable housing		The policy is unlikely to have an impact on any element of sustainability.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The policy is unlikely to impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The policy is unlikely to impact on healthy, active lifestyles		The policy is unlikely to have an impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The policy is unlikely to impact on levels and fear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The policy is unlikely to impact on GI		
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The policy is unlikely to impact on access to community facilities		The policy is unlikely to have an impact on any element of sustainability.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The policy is unlikely to impact on access to IT facilities		
4: To promote and maximise	4(a): To reduce accidents and improve safety	**+**	The policy is likely to have a positive impact on road		The policy is likely to have a positive impact on social sustainability as it

opportunities for all forms of safe and sustainable travel.			safety as it requires measures to be provided to mitigate any impact on the local road network		seeks to promote opportunities for safe travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	The policy is unlikely to impact on opportunities for walking, cycling and public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	The policy is likely to have a positive impact on biodiversity as it requires appropriate avoidance and mitigation measures to protect habitats and species.		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	**+**	The policy is likely to have a positive impact on landscape as it requires an LVIA to inform the design of the site.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**+**	The policy is likely to have a positive impact on the historic environment as it requires archaeological assessments to take place on the site		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The policy is unlikely to impact on air quality		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect soil and water quality.
	6(b): To manage noise levels	**0**	The policy is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**+**	The policy is likely to have a positive impact on soil quality as it requires consideration of land contamination.		
	6(d): To maintain and improve water quality	**+**	The policy is likely to have a positive impact on soil quality as it requires consideration of land contamination which can impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**0**	The policy is unlikely to impact on PDL		The policy is likely to have a positive impact on environmental sustainability as it seeks to make

	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The policy is likely to have a positive impact on density of land use as it is allocated for an appropriate amount of employment floor space		best use of the allocated site in terms of density of development.
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	+	The policy is likely to have a positive impact on energy use as it includes requirements for use of sustainable technologies, resources, materials and solar gain		The policy is likely to have a positive impact on environmental sustainability as it seeks to protect natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water use		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	+	The policy is likely to have a positive impact on consumption of minerals as it requires an MRA and consider the potential for prior extraction.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The policy is likely to have a significantly positive impact on employment opportunities by providing additional employment space.		The policy is likely to have a significantly positive impact on economic sustainability as it allocates land for employment uses.
	10(b): To support key sectors and utilise employment land effectively and efficiently	++	The policy is likely to have a significantly positive impact effective and efficient use of employment land as it is allocated for employment use adjacent to an existing DEA.		
	10(c): To support the viability and vitality of town and village centres	0	The policy is unlikely to impact on the viability and vitality of town and village centres		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	High	Local (Padworth)	Permanent	Long Term

The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape, heritage, soil and water quality as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.

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

Newbury & Thatcham Spatial Area
Newbury

HSA1 Land north of Newbury College, Monks Lane, Newbury (15 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change and mitigation proposed should the site come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	There is no risk of flooding on the site although it is adjacent to an area of surface water flood risk.	Sustainable Drainage Systems (SuDs) would need to be provided.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a shale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local sports facilities, Greenham Common and local services and facilities.		There is likely to be a positive impact on social and environmental sustainability as the site is close to open space facilities at Greenham Common and local services and facilities at Newbury Retail Park.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		
	2(c):To enable the protection and enhancement of high quality multi-functional GI	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of	Policies in the plan require consideration of GI, therefore, should the site be	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	(Green Infrastructure) across the District		the development should the site be allocated.	retained as an allocation consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**?**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns but could also provide improvements.		The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	There is likely to be a positive impact as there is a regular bus service passing the site which links to Newbury Railway Station and there are walking and cycling routes into the town centre from the site.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The site is unlikely to impact on biodiversity and geodiversity	Biodiversity Net Gain would be required.	The site is unlikely to impact on any element of sustainability.
	5(b): To conserve and enhance the character of the landscape	**0**	Unlikely to impact on landscape character of the area.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on the historic environment		
6: To protect and improve air,	6(a): To reduce air pollution	**?**	The site is close to the A339.	Design would need to take into account the potential	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
water and soil quality, and minimise noise levels throughout West Berkshire.				impact of the A339 on air quality.	The site is likely to have an overall neutral impact on environmental sustainability.
	6(b): To manage noise levels	**0**	The site is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**+**	The site is considered to be PDL as it is part of the College land.		The site is likely to have a positive impact on all elements of sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation, and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is unlikely to impact on any elements of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to have an impact on mineral consumption		
10: To support a strong,	10(a): To encourage a range of employment opportunities	**0**	The site is unlikely to impact on employment opportunities.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
diverse and sustainable economic base which meets identified needs.	that meet the needs of the District				
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Newbury)	Permanent	Long term
Summary:				
There are no significant impacts from this site. The site is close to local services and facilities giving opportunities for walking, cycling and the use of public transport all of which will help to promote active healthy lifestyles. The location of the site close to the A339 means that the impact of air quality on the site would need to be considered. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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 Assessment

Spatial Area:	Newbury/Thatcham	Settlement:	Newbury	Parish:	Greenham

Site ID:	HSA1	Site Address:	Land north of Newbury College, Monks Lane, Newbury
Use(s) proposed by site promoter	Residential	Development Potential:	Approximately 15 dwellings

Recommendation:
The site is retained as an allocation within the Local Plan Review.

Justification:
The site is well related to the existing settlement, close to local services and facilities with good links (walking, cycling and public transport) into Newbury town centre.

Discussion:

Site description:
The site is located to the south of Newbury adjacent to the north eastern area of Sandleford Park and north of Newbury College. The site is close to local services and facilities, including the College and Newbury Retail Park, with good links into the town centre.

The site has both outline and reserved matters planning permission (19/00669/OUTMAJ and 20/00346/RESMAJ) for up to 16 dwellings, however the planning permission has lapsed in January 2023. An outline planning application (23/01732/OUTMAJ) was validated in July 2023, and is currently pending determination. The revised scheme is for a larger quantum of development (31 dwellings) which includes additional land (inside the settlement boundary) adjacent to the allocated site.

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document (HSA DPD).

Landscape:
The site is in an area of medium landscape sensitivity.

Flood risk:
Site is in Flood Zone 1. Not at risk of surface water flooding and groundwater levels at least 5m below the ground.

Highways / Transport:
Traffic generated from the site is considered to have a limited impact on the highway network. The site is well placed for all modes of travel and many facilities.

Heritage:
Some evidence of Romano-British activity in the area. Development will need to be informed by an archaeological desk-based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site. Historic England supports such a requirement.

Education:
Consultation with the Local Education Authority has confirmed that existing education capacity issues will be dealt with through the provision of a new primary school on the Newbury College Site, which has now been built out. There is capacity at the local secondary school.

Environmental Health:
No known noise or contamination issues. The site is close to the A339, so an air quality survey would need to be carried out.

The site is close to an Air Quality Management Area. It is likely that traffic generated from the site will pass through the AQMA. Mitigation measures, in the form of travel planning will be required to encourage residents to consider alternatives modes of travel to the private car.

Ecology:
No known ecology issues.

Minerals and Waste:
Due to the site's location within a Mineral Safeguarding Area, consideration needs to be made to policy 9 of the adopted West Berkshire Minerals and Waste Local Plan.

Utility Services

Water supply:
Thames Water have advised that the scale of development in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, Local Planning Authority and Thames Water to avoid planning conditions controlling the phasing of development.

An integrated water supply and drainage strategy will be required to be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater, both on and off the site. Development will need to be occupied in line with this strategy.

Wastewater network:
Thames water did not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None

Parish / Town Council:
No comments were received from Greenham Parish Council.

SA/SEA summary:
The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant impacts from this site. The site is close to local services and facilities giving opportunities for walking, cycling and the use of public transport all of which will help to promote active healthy lifestyles. The location of the site close to the A339 means that the impact of air quality on the site would need to be considered. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Availability:
The site is owned by a developer who has confirmed that the site is available.

Achievability:
There are no known legal, cost, ownership fragmentation or other delivery issues which would otherwise prevent development and delivery of the site.

Relationship to / in combination effects of other sites:
The site is directly adjacent to the Sandleford Park site allocation.

HSA2 Land at Bath Road, Speen, Newbury (100 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change and mitigation proposed should the site come forward. Outline planning permission granted in February 2020, Reserved Matters granted in March 2024. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	There is no risk of flooding on the site although it is adjacent to an area of surface water flood risk.	Sustainable Drainage Systems (SuDs) would need to be provided.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a shale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities.		There is likely to be a positive impact on social and environmental sustainability as the site is close to open space facilities and local services and facilities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	2(c):To enable the protection and enhancement of high quality multi-functional GI (Green Infrastructure) across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	Outline planning permission granted in February 2020, and Reserved Matters granted in March 2024. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns but could also provide improvements.	Mitigation measures would be required to ensure no negative impacts on road safety.	The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links. Outline planning permission granted in February 2020, and Reserved Matters permission was granted in March 2024. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is close to public transport options within Newbury Town Centre. There are a number of walking and cycling options in the local area.		
5: Ensure that the character and	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0 / ?	While the site is close to a LWS it is not anticipated that there would be	Habitat surveys would and appropriate avoidance and	Without adequate avoidance and mitigation measures there is potential for a

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
distinctiveness of the natural, built and historic environment is conserved and enhanced.			any impacts on it as a result of development on the site.	mitigation measures would be required. BNG would be required.	negative impact on environmental sustainability. Outline planning permission granted in February 2020, with Reserved Matters permission granted in March 2024. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	5(b): To conserve and enhance the character of the landscape	-	The site has potential to impact negatively on the landscape.	Only part of the site is identified for development. Mitigation measures would be required to ensure no negative impacts on the character of the landscape. Planning Permission has been granted on the site, which demonstrates adequate mitigation measures.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	-	The site is adjacent to Speen Conservation Area and the site has the potential to impact negatively on this. The site has potential archaeological interest from the 2nd Battle of Newbury.	Design would need to ensure development conserves and enhances the significance of the Conservation Area. Archaeological survey work necessary and mitigation measures required, if archaeological interest is found on site.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	-	The site is close to the A34 which could result in air quality issues.	Design would need to take into account the potential impact of the A34 on air quality.	Without adequate mitigation there is potential for a negative impact on social sustainability. Outline planning permission granted in February 2020, Reserved Matters granted in March 2024. Adequate mitigation measures are
	6(b): To manage noise levels	-	The site is close to the A34 which could result in noise issues	Design would need to take into account the potential impact of the A34 on noise	
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	6(d): To maintain and improve water quality	?	The site is underlain by a major aquifer (20%) and is within an area where there is ahigh risk to groundwater and is within a Source Protection Zone (SPZ).	A hydrological assessment may be required and adequate mitigation measures proposed.	proposed to ensure there will be no unacceptable sustainability impacts.
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is unlikely to impact on any elements of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is unlikely to have an impact on mineral consumption		
10: To support a strong, diverse and sustainable	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any elements of sustainability.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
economic base which meets identified needs.	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Newbury)	Permanent	Long term

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. 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. There are potential negative impacts on environmental sustainability due to its location adjacent to the Speen Conservation Area and potential impact on the landscape. Mitigation measures would reduce this impact. 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.
Outline planning permission was granted in February 2020 (17/02093/OUTMAJ and 17/02092/OUTMAJ). Reserved Matters permission (23/00373/RESMAJ and 23/00310/RESMAJ) was granted in March 2024. This demonstrates that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.

Site Assessment

Spatial Area:	Newbury/Thatcham	Settlement:	Newbury	Parish:	Speen

Site ID:	HSA2	Site Address:	Land at Bath Road, Speen, Newbury
Use(s) proposed by site promoter	Residential	Development Potential:	Approximately 100 dwellings

Recommendation:
The site is retained as an allocation within the Local Plan Review.

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 site has full planning permission for 11 dwellings (17/02092/OUTMAJ) and both outline and reserved matters planning permission (17/02092/OUTMAJ, 17/02093/OUTMAJ, 22/01235/RESMAJ and 23/00373/RESMAJ) for 107 dwellings. Outline planning permission were granted in February 2020. The reserved matters permissions were granted in March 2024.

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document. The site has both outline and reserved matters planning permissions.

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 within Flood Zone 1 and is not at risk from any other source of flooding.

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 though 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.

Heritage:
The site is within the 2nd battle of Newbury battlefield area. There is archaeological potential on the site. Further assessment would be required.

Historic England supports the requirement for desk-based archaeological assessment and if required, field evaluation.

Historic England noted the site's proximity to Speen Conservation Area and envisaged particular sensitivities in the south west corner of the site, with the potential to impact on the rural character of the western approach to the conservation area.

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.

Ecology:
The site lies within the hydrological catchment of the River Lambourn Special Area of Conservation Nutrient Neutrality Zone. In October 2023 the Council received confirmation from Thames Water that the foul sewers to which the development will connect are connected to the Newbury Wastewater Treatment Work (WwTW). In November 2023 confirmation was also received that the Newbury WwTW has the capacity to treat all the foul wastewater from the development. There will therefore be no likely significant effects on the River Lambourn Special Area of Conservation from the treatment and discharge of foul wastewater. It is therefore unlikely that any mitigation will be required to achieve nutrient neutrality.

Minerals and Waste:
Due to the site's location within a Mineral Safeguarding Area, consideration needs to be made to policy 9 of the adopted West Berkshire Minerals and Waste Local Plan.

Utility Services

Water supply:
Thames water noted that the scale of development in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, Local Planning Authority and Thames Water to avoid planning conditions controlling the phasing of development.

An integrated water supply and drainage strategy will be required to be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater, both on and off the site. Development will need to be occupied in line with this strategy.

Wastewater network:
Thames water did not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None

Parish / Town Council:
In response to Regulation 19 consultation, Speen Parish Council commented that although outline planning permission has been granted for this site, they remain concerned about the location of the road access to the site on the A4 (Bath Road).

SA/SEA 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. 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.

Outline planning permission was granted in February 2020 (17/02093/OUTMAJ and 17/02092/OUTMAJ). Reserved Matters permission (23/00373/RESMAJ and 23/00310/RESMAJ) was granted in March 2024. This demonstrates that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.

Availability:
The site is owned by a developer who has confirmed that the site is available.

Achievability:
There are no known legal, cost, ownership fragmentation or other delivery issues which would otherwise prevent development and delivery of the site.

Relationship to / in combination effects of other sites:
Whilst the adopted Core Strategy Development Plan Document (DPD) and Housing Site Allocations DPD include several allocations within Newbury, none are in close proximity to HSA2.

HSA3 Land at Coley Farm, Stoney Lane, Newbury (75 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change and mitigation proposed should the site come forward. Planning permission was granted in June 2021 Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	9(b): To sustainably manage flood risk to people, property and the environment	?	The eastern edge of the site is adjacent to an area of surface water flood risk.	Sustainable Drainage Systems (SuDs) would need to be provided.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a shale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities.		There is likely to be a positive impact on social and environmental sustainability as the site is close to open space facilities and local services and facilities. Planning permission was granted in June 2021
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		
	2(c):To enable the protection and enhancement of high	?	There is likely to be an unknown impact on GI as it would depend on	Policies in the plan require consideration of GI,	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	quality multi-functional GI (Green Infrastructure) across the District		what GI would be proposed as part of the development should the site be allocated.	therefore, should the site be retained as an allocation consideration of GI provision would be required.	Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns but could also provide improvements.	Mitigation measures would be required to ensure no negative impacts on road safety.	The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links. Planning permission was granted in June 2021 Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is close to public transport options within Newbury Town Centre. There are a number of walking and cycling options in the local area.		
5: Ensure that the character and distinctiveness of the natural, built and historic	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	There is and unknow impact on biodiversity as the site has potential for birds and reptiles	Habitat surveys would and appropriate avoidance and mitigation measures would be required. Biodiversity Net Gain would be required.	Without adequate avoidance and mitigation measures there is potential for a negative impact on environmental sustainability.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
environment is conserved and enhanced.	5(b): To conserve and enhance the character of the landscape	-	The site has potential to impact negatively on the landscape as it is rural in nature.	Landscape work and sensitive design would be required to mitigate any landscape impact.	Planning permission was granted in June 2021 Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The site is unlikely to impact on air quality		The site is unlikely to impact on any elements of sustainability.
	6(b): To manage noise levels	0	The site is unlikely to impact on noise quality		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	?	The site is underlain by a minor aquifer and is within SPZ3.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is unlikely to impact on any elements of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to have an impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any elements of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Newbury)	Permanent	Long term

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.

Planning permission was granted for the site in June 2021 demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no unacceptable impacts on any elements of sustainability.

Site Assessment

Spatial Area:	Newbury/Thatcham	Settlement:	Newbury	Parish:	Cold Ash

Site ID:	HSA3	Site Address:	Land at Coley Farm, Stoney Lane, Newbury
Use(s) proposed by site promoter	Residential	Development Potential:	Approximately 75 dwellings

Recommendation:
The site is retained as an allocation within the Local Plan Review.

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.

The site has full planning permission for 75 dwellings (20/00604/FULEXT) granted in June 2021. Development commenced in June 2023 and is currently under construction. A site visit undertaken in February 2024 confirms that development is at an advanced stage of construction. The Council therefore proposes a main modification to remove this site from the LPR.

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document (HSA DPD), and the site has full planning permission.

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:
Small areas of the site are at risk of flooding; however, development can be accommodated outside of these areas.

Site is within Flood Zone 1. Small area within the central eastern part of site at risk of surface water flooding within a 1 in 1000-year event. The approved plans include two attenuation basins.

The site-specific policy for the site requires any planning application to be accompanied by a Flood Risk Assessment (FRA) which must consider the flood risk downstream of the site and include mitigation measures, including sustainable drainage measures to manage surface water on-site.

No risk from groundwater flooding.

Highways / Transport:
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.

Heritage:
No known archaeological issues.
Historic England supports the requirement for desk-based archaeological assessment and if required, field evaluation.

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

Environmental Health:
No known air, noise or contamination issues.

Ecology:
Potential for birds and reptiles. The policy within the Housing Site Allocations Development Plan Document required an extended phase 1 habitat assessment to ensure any protected species are not adversely affected. This has now been changed to an Ecological Impact Assessment (EcIA) following representations by Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) to the Regulation 18 consultation on the emerging draft LPR.

Minerals and Waste:
Due to the site's location within a Mineral Safeguarding Area, consideration needs to be made to policy 9 of the adopted West Berkshire Minerals and Waste Local Plan.

Utility Services

Water supply:
Thames water noted that the scale of development in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, Local Planning Authority and Thames Water to avoid planning conditions controlling the phasing of development.

An integrated water supply and drainage strategy will be required to be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater, both on and off the site. Development will need to be occupied in line with this strategy.

Wastewater network:
Thames water did not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None

Parish / Town Council:
No comments were received from Cold Ash Parish Council.

SA/SEA 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.

Planning Permission was granted for the site in June 2021 demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no unacceptable impacts on any elements of sustainability.

Availability:
The site is owned by a developer and development has commenced on the site.

Achievability:
The site is under construction. There are no known legal, cost, ownership fragmentation or other delivery issues which would otherwise prevent development and delivery of the site.

Relationship to / in combination effects of other sites:
There are several sites within Newbury, none are in close proximity to HSA3.

CA15 Land at Long Lane, North of Highwood Close and Shaw Cemetery (351 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change measures and mitigation proposed should the some come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	**0 / -**	The site is not at risk from fluvial flooding, but there is an area at high risk of surface water flooding on the northern part of the western site parcel, and the southern part of the eastern site parcel	Development would need to avoid the area at risk of flooding.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities		There is likely to be a positive impact on health, safety and wellbeing due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	?	The site is likely to have an unknown impact on access to IT facilities, as although the site is of a scale that would be expected to deliver FTTP at the time of construction, this would depend on the delivery and implementation of the site should it be allocated.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	? / -	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements. There are significant concern regarding access to the site		The site is likely to have an overall neutral impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is close to local walking and cycling links into Newbury town centre. With a local bus service.		
5: Ensure that the character and	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	-	The site is within the River Lambourn Nutrient Neutrality Zone	Survey work would be required with appropriate avoidance	The site is likely to have a negative impact on environmental sustainability. Mitigation measures would be required

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
distinctiveness of the natural, built and historic environment is conserved and enhanced.				and mitigation measures. BNG would also be required.	and may result in an overall neutral impact on environmental sustainability.
	5(b): To conserve and enhance the character of the landscape	**?**	The site, which is on relatively low ground, is open with little sense of seclusion, however it is enclosed by woodland along the western and eastern boundaries. The cemetery means that the eastern parcel of land is not physically adjacent to existing development. There is also a row of mature trees screening the cemetery from the eastern parcel of land. Further assessment is required to determine if development might be acceptable	Mitigation measures would be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**-**	Potential for finds associated with the second battle of Newbury.	Survey work and mitigation measures would be required.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**?**	The site is likely to have an unknown impact on air pollution when the site is considered in combination with the HELAA site SCD4.	Survey work and mitigation measures would be required.	The site likely to have an unknown impact on environmental sustainability in relation to air and noise. Mitigation measures would be required to ensure no negative impacts.
	6(b): To manage noise levels	**?**	The site is likely to have an unknown impact on noise levels as it would depend on the future occupants of the site. It is close to the A339 and local businesses.	Survey work and mitigation measures would be required.	
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have an unknown or negative impact on environmental and social sustainability in relation to consumption of natural resources, particularly in relation to water resources. Mitigation measures and network upgrades are likely to be required.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact waste generation		
	8(c): To reduce water consumption and promote reuse	-	The site is likely to have a negative impact on water supply as there is limited water network capacity in this area. Development would also requires upgrades to the wastewater network	Significantly water supply infrastructure and possible wastewater upgrades would be required.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as it is partly within a MSA.	Consideration of the mineral resource would be required through a MRA and opportunities for prior extraction	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				would need to be considered.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	**Likelihood**:	**Scale:**	**Duration:**	**Timescale:**
Neutral	High	Local (Newbury)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological features, heritage assets, with a potential negative impact on the landscape. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	Newbury/Thatcham	**Settlement:**	Newbury	**Parish:**	Cold Ash and Shaw-cum-Donnington

Site ID:	CA15	**Site Address:**	Land at Long Lane, North of Highwood Close and Shaw Cemetery
Use(s) proposed by site promoter	Residential	**Development Potential:**	Up to 351 dwellings but known issues exist which may reduce this number

Recommendation:
The site is not recommended for allocation

Justification:
Issues which would need to be resolved relate to highways and access and further information would be required on ecology, heritage and landscape. As the site is at risk of surface water flooding the site may be developable only in part and attenuation measures would need to be incorporated into the development.

Development of this site should be considered as part of a future potential strategic site to the north of Newbury in order to ensure the most sustainable outcomes. Development would require access from the B4009 to the A339. A further strategic site at Newbury would be a consideration for a future review of the Local Plan.

Discussion:

Site description:
The site lies adjacent to the Newbury settlement boundary on both sides of the B4009. It is greenfield agricultural land. To the east of the B4009 the site lies to the north of Shaw Cemetery and to the west, it is adjacent and to the north of residential development at Highwood Close. The site is part of a wider agricultural area with Highwood Farm immediately adjacent to the west of the site.

January 2023 HELAA conclusions:
The site is potentially available (there are several landowners, however there is an option agreement with a developer). Achievability is unknown because the Council's Highways Team have identified that a route is required from the B400 to the A339. They will only support the site if this is delivered.

Site at risk of surface water flooding, and the attenuation measures suggested by the site promoter could be incorporated into the development, according to the Council's Principal Engineer.

There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.

In addition, further information required on a number of matters, including highways, ecology, and landscape before a robust decision can be made.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement
Boundary

Landscape:
The site, which is on relatively low ground, is open with little sense of seclusion, however it is enclosed by woodland along the western and eastern boundaries. The cemetery means that the eastern parcel of land is not physically adjacent to existing development. There is also a row of mature trees screening the cemetery from the eastern parcel of land. Further assessment is required to determine if development might be acceptable

Flood risk:
High surface water flood risk for north part of west site and south part of east site. Some potential for attenuation measures to control the surface water flood flow route but will involve significant engineering work and will significantly reduce developable area. High groundwater flood risk with groundwater 0-0.25m below surface and chance of emergence at significant rates over most of the site. This will prevent use of infiltration for Sustainable Drainage Systems

Highways / Transport:
This site will only be supported by Highways if provision of a through route from the B4000 to the A339 is provided. The link would assist in taking traffic away from the B4009 and the A4 / A339 / B409 Robin Hood Gyratory and the B4009 / Kiln Road mini roundabouts. The line of former DNS railway line should be retained for a potential footway / cycle route.

Heritage:
The site may lie within the extent of the 2nd Battle of Newbury. Desk-based assessment to better understand archaeological potential and survival recommended.

Education:
Newbury primary schools remain generally full and will struggle to mitigate additional demand, though new provision is planned. Likely that any more significant development will need further new provision, depending on timing of development. Secondary impact could probably be accommodated within existing plans for secondary expansion but cumulative numbers could create problem.

Environmental Health:
Low risk of noise/pollution.

Ecology:
The site is within 500 m of 3 areas of ancient woodland, priority habitat and 3 Local Wildlife Sites. It is also within 1km of an SSSI and the River Lambourn SAC with risk of harmful impacts if adequate mitigation measures are not implemented. Ecological surveys would therefore be needed to establish current site conditions and the presence of any protected species.

The site is situated within the River Lambourn Special Conservation Area (SAC) Nutrient Neutrality Zone (NNZ). There is the potential for development to result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SAC. Mitigation measures will be needed to ensure that the nutrients (ie. nitrogen and/or phosphorus) from all surface water runoff and wastewater generated by a development must be less than or equal to the nutrients generated by the existing land use.

To help protect the River Lambourn SAC, Thames Water are upgrading Waste Water Treatment Works that are located within the NNZ to reduce nutrient levels. It is anticipated that these upgrades will be completed by 2025. The phasing of any development would therefore need to be phased to take place after the upgrades to the Waste Water Treatment Works.

Minerals and Waste:
No impact

Utility Services
Water supply: Thames Water has significant concerns regarding water supply services in relation to this site. The water network capacity in this area is highly unlikely to be able to support the demand anticipated from this development. Significant water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer should be required to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be delivered.

*Electricity distribution***:** SSSE**:** There is a network of existing HV underground cable in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade will be required.

Other: None

Parish / Town Council:
*Cold Ash***:** Site could create flooding and traffic problems but if suitably mitigated believe a moderate, contained development might be suitable, principally as it would not place as much traffic pressure on Ashmore Green and Cold Ash. With a link to the A339 it would help balance the increased impact away from the Thatcham urban area.

Shaw-cum-Donnington: Not preferred due to flooding issues and lack of road infrastructure. The B4009 is a narrow winding road, with no pavement for most of its length, which is not suitable for additional traffic. Both east and west land parcels are active farming fields and subject to severe flooding, which travels east from the western side (hilly) across the B4009, then floods down into Shaw Cemetery and so to Wellington Close and Cromwell Rd. In addition, this has also flooded some gardens in Highwood Close. The combined development would detract from the pleasant access to Newbury and push the urban environment along the B4009.

SA/SEA summary:
Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities with opportunities for walking, cycling, and use of public transport which could have a positive effect in terms of sustainability. Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield and Grade 2 agricultural land.

Development may have an impact upon flood risk due to parts of the site being at risk of surface water flooding and there being high groundwater levels. Avoidance of development in the areas at risk will be necessary and SuDS will reduce the impact.

Development may have an impact on the built environment. Further assessment required to fully assess the impact.
There will be several positive impacts upon the environmental sustainability of the site. The site sits within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11.

The estimated development potential on the site means that affordable housing need to be provided and the development potential would enable be a mix of housing type and tenure.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Availability:
Land in 2 ownerships and identified by promoter as immediately available.

Achievability:
The Council's Highways Team have identified that a route is required from the B4009 to the A339. They will only support the site if this is delivered. Achievability unknown.

Relationship to / in combination effects of other sites :
Development of this site would require access from the B4009 to the A339 and should therefore be considered as part of a future potential strategic site to the north of Newbury which would require comprehensive master planning.

HSA4 Land off Greenham Road and New Road, Newbury

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change and mitigation proposed should the site come forward. Outline planning permission was granted in January 2018, with reserved matters granted in February 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	9(b): To sustainably manage flood risk to people, property and the environment	-	A small area of the site is at risk from surface water flooding.	A Flood Risk Assessment (FRA) and appropriate mitigation, including Sustainable Urban Drainage systems (SUDs) would need to be provided.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a shale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing	2(a): To support healthy, active lifestyles	+	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities.		There is likely to be a positive impact on social and environmental sustainability as the site is close to open

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
and reduce inequalities	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		space facilities and local services and facilities. Outline planning permission was granted in January 2018, with reserved matters granted in February 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	2(c):To enable the protection and enhancement of high quality multi-functional Green Infrastructure (GI) across the District	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**?**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns but could also provide improvements.	Mitigation measures would be required to ensure no negative impacts on road safety.	The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links. Outline planning permission was granted in January 2018, with reserved matters granted in February 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	The site is close to public transport options. There are a number of walking and cycling options in the local area.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**-**	The site contains breeding ponds for great crested newts and the site is adjacent to the West Berkshire Living Landscape Project.	Habitat surveys would and appropriate avoidance and mitigation measures would be required. Land would need to be retained and managed for Great Crested Newtss in perpetuity. Biodiversity Net Gain would be required.	Without adequate avoidance and mitigation measures there is potential for a negative impact on environmental sustainability. Outline planning permission was granted in January 2018, with reserved matters granted in Feb 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	5(b): To conserve and enhance the character of the landscape	**0**	The site is unlikely impact on landscape	Landscape work and sensitive design would be required to mitigate any landscape impact. Planning permission has been granted on the site, which demonstrates adequate mitigation measures.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is unlikely to impact on air quality		The site is unlikely to impact on any elements of sustainability.
	6(b): To manage noise levels	**0**	The site is unlikely to impact on noise quality		
	6(c): To maintain and improve soil quality	**?**	Development of the site could result in improved soil quality through decontamination of the existing site.	Decontamination works would be required on the site.	
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact on PDL as the site is greenfield		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is unlikely to impact on any elements of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to have an impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any elements of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Site assessment

Spatial Area:	Newbury/Thatcham	**Settlement:**	Newbury	**Parish:**	Greenham

Site ID:	HSA4	**Site Address:**	Land off Greenham Road, South East Newbury
Use(s) proposed by site promoter	Residential	**Development Potential:**	Approximately 160 dwellings

Recommendation:
The site is retained as an allocation within the Local Plan Review.

Justification:
The site is well related to existing development in Newbury and close to local services and facilities. The other two separate areas of this HSADPD allocation have been fully built out, which leave a wildlife corridor and maintains the gap between Newbury and Greenham.

Discussion:

Site description:
The site is located to the south of Newbury between Newbury and Greenham. It is well related to existing development with access to Newbury Retail Park, Newbury College and into the town centre. Development here would reduce the gap between Newbury and Greenham.

The site has outline (17/01096/OUTMAJ) granted in January 2018 and reserved matters (20/02546/RESMAJ) planning permission granted in February 2021 for 157 dwellings. Development commenced in September 2022 and is currently under construction. A site visit undertaken in February 2024 confirms that development is at an advanced stage of construction. The Council therefore proposes a main modification to remove this site from the LPR.

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document (HSA DPD), and the site has outline and reserved matters permissions.

Landscape:
The site is in an area of low or medium landscape sensitivity.

Flood risk:
Small areas of the site are at risk of flooding; however, development can be accommodated outside of these areas. The site is within Flood Zone 1. Small areas of the site at risk of surface water flooding in a 1 in 1000-year event. The approved plans do not include development within these areas. No risk of groundwater flooding.

Highways / Transport:
Transport Assessment work carried out indicates that development of this site would be unlikely to have a significant impact on traffic. It is noted that there is congestion along Greenham Road and Pinchington Lane during peak travel periods. The specific local impact would need to be determined via a Transport Assessment.

Heritage:
No known archaeology issues.

Education:
A new primary school is provided on the Newbury College Site, to meet demographic growth, including development of new sites.

No comments have been received regarding secondary school provision.

Environmental Health:
No known noise issues.

The site is close to an Air Quality Management Area (AQMA). It is likely that traffic generated from the site will pass through the AQMA. Mitigation measures, in the form of travel planning will be required to encourage residents to consider alternatives modes of travel to the private car.

Potential for contamination due to previous use of adjacent site as landfill.

Ecology:
There is potential for reptiles, amphibians and badgers on the site. The policy within the HSA DPD required an extended phase 1 habitat assessment to ensure any protected species are not adversely affected. This has now been changed to an Ecological Impact Assessment (EcIA) following representations by Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) to the Regulation 18 consultation on the emerging draft LPR.

Land would need to be retained for Great Crested Newts and managed in perpetuity, with a link provided under Greenham Road to link with other area of HSA4 (NEW047C).

The site is adjacent to the area covered by the West Berkshire Living Landscape Project. Development will be expected to support and make a positive contribution to the project.

Minerals and Waste:
The site is a former landfill site, having previously been an extraction site.

Utility Services

Water supply:
Thames Water noted that the scale of development in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, Local Planning Authority and Thames Water to avoid planning conditions controlling the phasing of development.

An integrated water supply and drainage strategy will be required to be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater, both on and off the site. Development will need to be occupied in line with this strategy.

Wastewater network:
Thames Water noted that the scale of development is likely to require upgrades to both the wastewater network and sewage treatment infrastructure. A housing phasing plan should be agreed between the development, Local Planning Authority and Thames Water to avoid planning conditions controlling the phasing of development.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None

Parish / Town Council:
No comments were received from Greenham Parish Council.

SA/SEA summary:
There are no significant issues with this site. The site is well related to existing development both to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of low/medium landscape sensitivity and so it is unlikely that there would be an impact on sustainability, especially with mitigation measures introduced. There are great crested newts on the site, which without adequate protection and green corridors would mean development would have a negative impact on sustainability. The site is a former landfill site, therefore, there is potential for contamination. Appropriate mitigation and decontamination works would be required to ensure there is no negative impact on sustainability. A small area of the site is at risk from surface water flooding, but with appropriate mitigation the potential negative impact should be mitigated. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Outline planning Permission was granted for the site in January 2018 with Reserved Matters granted in February 2021, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no unacceptable impacts on any elements of sustainability.

Availability:
The site is owned by a developer and development has commenced on the site.

Achievability:
Development is under construction. There are no known legal, cost, ownership fragmentation or other delivery issues which would otherwise prevent development and delivery of the site.

Relationship to / in combination effects of other sites:

Sandleford Park (SP17) and land north of Newbury College (HSA1) are also located to the south of Newbury.

GRE10 Land to the east of Pigeons Farm Road, Greenham (15 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change measures and mitigation proposed should the some come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is unlikely to impact on flood risk as the site is not at risk from flooding.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities, and adjacent to a recreation ground and Greenham Common.		There is likely to be a positive impact on health, safety and wellbeing due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c):To enable the protection and enhancement of high	?	There is likely to be an unknown impact on GI as it would depend	Policies in the plan requires consideration of GI,	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	quality multi-functional GI across the District		on what GI would be proposed as part of the development should the site be allocated.	therefore, should the site be allocated consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have a positive impact on social sustainability as there are good safe and sustainable travel links.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is close to local walking and cycling links into Newbury town centre. With a local bus service.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site likely to have an unknown impact on biodiversity as the site is within a BOA and close to Ancient woodland, European protected species and a LWS.	Survey work would be required with appropriate avoidance and mitigation measures. BNG would also be required.	The site is likely to have an unknown impact on environmental sustainability as there are a number of environmental constraints associated with the site. Further work and potentially mitigation measures would be required should the site be considered for allocation.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape. Development of the site would not fit with the existing settlement form and the site is considered as part of the wider landscaper and	Mitigation measures would be required,	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			as an extension of Greenham Common.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	?	The site is likely to have an unknown impact on heritage as it is close to a grade II* listed building, with potential for archaeological interest on the site.	Survey work and mitigation measures would be required.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The site is unlikely to impact on air quality		The site is unlikely to impact on environmental sustainability.
	6(b): To manage noise levels	0	The site is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have an unknown impact on environmental sustainability in relation to natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact waste generation		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(c): To reduce water consumption and promote reuse	0	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as it is within a MSA.	Consideration of the mineral resource would be required through a MRA and opportunities for prior extraction would need to be considered.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Newbury)	Permanent	Long Term

Summary

In combination there are no significant sustainability effects. There are positive effects in supporting healthy and active lifestyles due to the site's location near to existing areas of open space, and presence of rights of way connecting the site to existing facilities and services. However, the site, as promoted, would introduce residential development to the south side of Pigeons Farm Road, on an area of land that is read as part of the countryside and Greenham Common beyond, and would be unlikely to improve the built environment. There are ecological issues which require further investigation before establishing any 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.

Site Assessment

Spatial Area:	Newbury / Thatcham	Settlement:	Newbury	Parish:	Greenham

Site ID:	GRE10	Site Address:	Land east of Pigeons Farm Road Greenham
Use(s) proposed by site promoter	Residential and open space	Development Potential:	Approximately 15 dwellings

Recommendation:
The site is not recommended for allocation.

Justification:
The site is adjacent to the existing settlement at Greenham. The site is in close proximity to a range of services and facilities, is served by public transport, and can make use of existing connections to encourage non-car travel. However, the site would introduce residential development where none currently exists, and would not follow the existing rhythm of development. The site is on top of a ridgeline and reads as part of the setting of the golf course and adjacent recreation ground, and the wider rural character and Greenham Common.

Further investigation is needed to establish the impacts on ecology.

Discussion:

Site description:
The site is located to the south-east of Newbury, adjacent to existing residential development at Pigeons Farm Road and Burys Bank Road. The site is part of the golf club and lies adjacent to a recreation ground to the east and an area of trees to the west. The site is mostly bounded by trees. The site is approximately 2.5km from Newbury Town Centre, and 2.4km to the train station; and approximately 2km to Newbury Racecourse train station. The whole site area is 1.24ha.

January 2023 HELAA conclusions:

The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

The site does not relate well to the existing settlement and would extend development into the open countryside. Concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Further assessment required.

Further ecological surveys required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
The West Berkshire Landscape Character Assessment (2019) notes that, in this area, the pattern of fields, woodland, and commons separating settlements can give settlements an intimate and secluded fell, contrasting with the open nature of Greenham Common. New development will therefore need to integrate into the landscape.

The site does not relate well to the existing settlement, introducing residential development to the south-east of Pigeons Farm Road where none currently exists. The site currently forms an extension to the golf course, and its character and appearance is read in a countryside setting which extends into Greenham Common. Development would not be integrated into the landscape and goes against the grain of existing residential development in this location.

Flood risk:
The site lies within Flood Zone 1. There is no surface water or groundwater flood risk. Groundwater levels are more than 5m below ground level.

Highways / Transport:
No significant impact is expected on how the site is accessed or upon local highway capacity.

The nearest bus stop, on Greyberry Copse Road, is directly south of the larger site providing regular services between Newbury town centre, Tesco (Pinchington Lane), and Wash Common.

Newbury train station is approximately 2.4km from the site. Newbury Racecourse station is approximately 2km from the site. Both provide regular 30-60 minutes services between Bedwyn, Reading, and London Paddington, bolstered in peak times.

Heritage:
Mill Hall School to the east of the site is Grade II* Listed, and nearby Mews Cottage, Pigeons Farm Road is Grade II Listed. The site is separated by the recreation ground

Parkland features and planting may be of archaeological interest. Field evaluation is required to investigate archaeological resource.

Education:
The site is within the catchment for The Willows primary school, which is approximately 1km from the site. The scale of development would be absorbed into the catchment population.

In terms of secondary provision, the school is within the catchment for the Park House School which is located approximately 3km away. The scale of development is likely to be accommodated within the existing infrastructure in this area.

Environmental Health:
Development is unlikely to result in adverse impact or worsening of air quality.

There is a low risk of contamination on the site. There is a low risk of noise and vibration problems.

Ecology:
The site lies within a Biodiversity Opportunity Area, has Ancient Woodland within 500m of the site, has priority habitats within and near to the site, and has European protected species, priority species, a Statutory site, Site of Special Scientific Interest risk impact zone, and Local Wildlife Sites within 500m of the site. Extended Phase 1 Habitat Surveys required.

Medium risk of adverse nature conservation impact identified by the Thames Valley Environmental Research Centre. Further assessment and up to date ecological surveys will be required to establish current site conditions, and necessary mitigation, avoidance, and enhancement measures.

Habitat Regulation Assessment may be required to establish impact on Special Area of Conservation.

The site does not lie within a Nutrient Neutrality Zone.

Minerals and Waste:

The site lies within the proposed Mineral Safeguarding Area. A Mineral Resource Assessment may be required. Safeguarding policies apply to prevent the needless sterilisation of mineral resources and consideration of extraction prior to any development is encouraged.

Utility Services

Water supply
Thames Water comments that they do not envisage infrastructure concerns regarding water supply capability to the site.

Wastewater network
Thames Water comment that they do not envisage infrastructure concerns regarding wastewater infrastructure capability to the site.

Electricity distribution:
There is a network of existing high voltage (HV) underground cable in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade will be required.

It is likely that HV network reinforcement and secondary substation upgrade will be required. Additionally, depending on the total load requested there may be a need for the reinforcement of the primary and 33kV circuits supplying this primary substation.

Gas network:
The site is not underlain by a high pressure gas transmission pipeline.
Other:
None.

Parish / Town Council:
No comments have been received from Greenham Parish Council and Newbury Town Council.

SA/SEA summary:
In combination there are no significant sustainability effects. There are positive effects in supporting healthy and active lifestyles due to the site's location near to existing areas of open space, and presence of rights of way connecting the site to existing facilities and services. However, the site, as promoted, would introduce residential development to the south side of Pigeons Farm Road, on an area of land that is read as part of the countryside and Greenham Common beyond, and would be unlikely to improve the built environment. There are ecological issues which require further investigation before establishing any 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.

Availability:
The site is in single landownership and is available immediately.

Achievability:
There are no legal constraints.

Relationship to / in combination effects of other sites:
Two other sites are promoted in this part of Greenham (GRE3 Land south of Newbury Racecourse and GRE6 Land adjacent to New Road Newbury), and both have been assessed as 'not developable within the next 15 years' in the HELAA. This is due to landscape impact (GRE3) and impact on ancient woodland (GRE6).

SCD4 Land to the north of Newbury (up to 815 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change measures and mitigation proposed should the some come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	**0 / -**	The site is not at risk from fluvial flooding, but there is an area at high risk of surface water flooding on the north eastern part.	Development would need to avoid the area at risk of flooding.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities		There is likely to be a positive impact on health, safety and wellbeing due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c):To enable the protection and enhancement of high	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as	Policies in the plan requires consideration of GI, therefore, should	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	quality multi-functional GI across the District		part of the development should the site be allocated.	the site be allocated consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	?	The site is likely to have an unknown impact on access to IT facilities, as although the site is of a scale that would be expected to deliver FTTP at the time of construction, this would depend on the delivery and implementation of the site should it be allocated.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	? / -	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements. There are significant concern regarding access to the site		The site is likely to have an overall neutral impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is close to local walking and cycling links into Newbury town centre. With a local bus service.		
5: Ensure that the character and distinctiveness of the natural, built and	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	-	The site likely to have a negative impact on biodiversity. The site is adjacent to Ancient woodland and 2 LWSs and partly within a BOA	Survey work would be required with appropriate avoidance and mitigation measures.	The site is likely to have a negative impact on environmental sustainability. Mitigation measures would be required and may result in an overall neutral impact on environmental sustainability.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
historic environment is conserved and enhanced.				BNG would also be required.	
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape. The development would be highly visible on approach to/from Newbury on the A339.	Mitigation measures would be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	-	The site is likely to have a negative impact on heritage in relation to a grade II listed building and potential for finds associated with the second battle of Newbury.	Survey work and mitigation measures would be required.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	The site is likely to have an unknown impact on air pollution when the site is considered in combination with the HELAA site CA15.	Survey work and mitigation measures would be required.	The site likely to have an unknown impact on environmental sustainability in relation to air and noise. Mitigation measures would be required to ensure no negative impacts.
	6(b): To manage noise levels	?	The site is likely to have an unknown impact on noise levels as it would depend on the future occupants of the site. It is close to the A339 and local businesses.	Survey work and mitigation measures would be required.	
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have an unknown or negative impact on environmental and social sustainability in relation to consumption of natural resources, particularly in relation to water resources. Mitigation measures and network upgrades are likely to be required.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact waste generation		
	8(c): To reduce water consumption and promote reuse	**-**	The site is likely to have a negative impact on water supply as there is limited water network capacity in this area. Development would also requires upgrades to the wastewater network	Significantly water supply infrastructure and possible wastewater upgrades would be required.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**?**	The site is likely to have an unknown impact on mineral consumption as it is partly within a MSA.	Consideration of the mineral resource would be required through a MRA and opportunities for prior extraction would need to be considered.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Newbury)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological features, heritage assets, with a potential negative impact on the landscape. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	Newbury/ Thatcham	**Settlement:**	Newbury		**Parish:**	Shaw cum Donnington

Site ID:	SCD4	**Site Address:**	Land north of Newbury
Use(s) proposed by site promoter	Residential-led mixed use	**Development Potential:**	Up to 815 dwellings but known issues exist which may reduce this number

Recommendation:
The site is not recommended for allocation

Justification:

Access via The Connection, a private road, seriously inhibits development of site. Highway Officers consider that a route through site CA15 to the B4009 would need to be provided. Development of this site should be considered as part of a future potential strategic site to the north of Newbury in order to ensure the most sustainable outcomes. Development would require access from the B4009 to the A339. A further strategic site at Newbury would be a consideration for a future review of the Local Plan.

Discussion:

Site description:
The site lies to the north of Newbury, a large area of some 40ha, in agricultural use. Most of the site lies to the east of the A339, to the north of the Vodafone site and residential development at Kingsley Close, where it adjoins site CA15. The part of the site to the west of the A339 lies to the north east of Donnington and is adjacent to the Donnington settlement boundary only on the south west corner of the site.

There is planning permission, granted at appeal, for development of up to 401 homes plus a school, immediately to the south of the western part of the site, on both sides of the A339, with access from the roundabout on the A339.

January 2023 HELAA conclusions:

The site is available (in single ownership, and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

Development would impact on the character and identity of Donnington. Further landscape assessment required.

Highways concerns, particularly if the access for the eastern land parcel via The Connection is not upgraded from a private road to adoptable standards, and a route through CA15 to the B4009 is not provided.

Surface water flow paths within the site. Flooding was reported in the eastern land parcel during the July 2007 flood event.

There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. High risk of adverse nature conservation impacts. Additional ecology surveys required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
The site lies within the Winterbourne Farmed Chalk Mosaic (FC4). This is generally a large open and gently rolling landscape. Development of the site would be highly visible on the approach to and exit from Newbury on the A339. Further landscape work required.

Flood risk:
Site is within Flood Zone 1 at low probability of fluvial flood risk. High risk of surface water flood for north east quadrant of western site and central & western part of eastern site. High to medium groundwater flood risk. Both surface water and groundwater flood risk have been designed for in an adjacent permitted development site.

Highways / Transport:
Access via The Connection, a private road, seriously inhibits development of site. Highway Officers consider that a route through site CA15 to the B4009 would need to be provided. Concern regarding a greater impact on the Robin Hood Gyratory. It is probably not possible to increase the capacity of the gyratory any further. Any development of this larger site would need a

Transport Assessment and use of the Newbury VISSIM model. A Transport Assessment required to understand the cumulative impact on the strategic road network.

Heritage:
Development would harm the setting of Grade II Listed barn at Shaw Farm. A Historic Impact Assessment will therefore be needed to establish the historic significance of the building within its wider setting.
The site may lie within the extent of the 2nd Battle of Newbury. Has already been a programme of fieldwalking and evaluation over much but not all of this site: further work will be necessary, either to assess parts which have not had evaluation or to mitigate impact on development on known archaeological features

Education:
Shaw cum Donnington primary school would not be able to mitigate impact of this development as site is landlocked. Development would have a significant impact on secondary school provision in Newbury but is not enough to justify a new school on its own. Timing will be key and housing that is planned for much later in the plan period may be better accommodated if demographic numbers do fall - but this is by no means certain. May be longer term requirement for additional secondary provision for Newbury/Thatcham.

Environmental Health:
Site is adjacent to A339 – high risk of noise and vibration and medium risk of contamination. Impacts would need to be mitigated.

Ecology:
Site is within 0.5 km of the River Lambourn SAC, at least one SSSI, Ancient Woodland, Local Wildlife Sites and with priority habitats within the site and within a 500m radius. There European protected species and priority species within 500m. Ecological surveys will be needed to establish current site conditions, the presence of any protected species at the site, and if there are mitigation and avoidance measures.

The site is situated within the River Lambourn Special Conservation Area (SAC) Nutrient Neutrality Zone (NNZ). There is the potential for development to result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SAC. Mitigation measures will be needed to ensure that the nutrients (ie. nitrogen and/or phosphorus) from all surface water runoff and wastewater generated by a development must be less than or equal to the nutrients generated by the existing land use.

To help protect the River Lambourn SAC, Thames Water are upgrading Waste Water Treatment Works that are located within the NNZ to reduce nutrient levels. It is anticipated that these upgrades will be completed by 2025. The phasing of any development would therefore need to be phased to take place after the upgrades to the Waste Water Treatment Works.

Minerals and Waste:
Small part of site (north east of eastern parcel) within existing Mineral Safeguarding Area. Small areas of both parcels within proposed Mineral Safeguarding Areas. Consideration of mineral/waste safeguarding issues is required. Safeguarding policies apply in order to ensure development does not prevent or prejudice the operation of the safeguarded infrastructure.

Utility Services
Water supply:
Thames Water has significant concerns regarding water supply services in relation to this site. The water network capacity in this area is highly unlikely to be able to support the demand anticipated from this development. Significant water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer should be required to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be delivered.

Waste Water:
Thames Water have advised that the scale of development is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

Electricity distribution:
There is a network of existing high voltage (HV) overhead lines in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade will be required. This is also dependent on capacity required at the time of connection

Gas network:
The site is not underlain by a high pressure gas transmission pipeline.

Other:
None

Parish / Town Council:
East of A339: Concern regarding flooding and road access**.** Access would need to be via A339 to avoid the Oxford Road, Love Lane and B4009, however, this road already queues at peak time from Vodafone roundabout to Robin Hood roundabout before

the planned build of the 401 'Hilltop' houses. Distance from Newbury means that significant amount of cycle and pedestrian access would be unlikely. Development would entail the loss of attractive landscape and there would be an adverse impact on wildlife and its habitat. Wooded areas should be protected from development. Development would impact on the character and identity of Shaw-cum-Donnington. Land is mixed grade 2 and 3 agricultural land.

West of A339: Access could be via the North Newbury proposal and/or via a new connection onto the A339 and/or onto the Oxford Road. Access e from the Oxford Road would place further strain on the Wantage Road junction and the Love Lane junction that are congested at peak times. Flooding can be an issue on the site, near Donnington Valley Hotel. The site is sufficiently far from facilities to discourage pedestrian and cycle access and encourage vehicle traffic. Land is mixed grade 2 and 3 agricultural land.

SA/SEA summary:
The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological features, heritage assets, with a potential negative impact on the landscape. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Availability:
Site in one ownership and confirmed as immediately available.

Achievability:
No known legal or delivery issues identified

Relationship to / in combination effects of other sites :
Highway Officers consider that a route through CA15 to the B4009 would need to be provided. Development should be considered as part of a future potential strategic site to the north of Newbury covering a wider area, which would require comprehensive master planning.

Thatcham

HSA5 Land at Lower Way, Thatcham (85 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change and mitigation proposed should the site come forward. Planning permission was granted in January 2023. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	There is no flood risk on the site, although there is an area of surface water flood risk adjacent to the site.	Sustainable Drainage Systems (SuDs) would need to be provided.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a shale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities.		There is likely to be a positive impact on social and environmental sustainability as the site is close to open space facilities and local services and facilities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	2(c):To enable the protection and enhancement of high quality multi-functional GI (Green Infrastructure) across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	Planning permission was granted in January 2023. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns but could also provide improvements.	Mitigation measures would be required to ensure no negative impacts on road safety.	The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links. Planning permission was granted in January 2023. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is close to public transport options in Thatcham town centre. There are a number of walking and cycling options in the local area.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	-	The site is close to the Thatcham Reed Beds SSSI, River Kennet SSSI and the Kennet & Lambourn Floodplain SAC.	Appropriate avoidance and mitigation measures would need to be implemented to ensure the designated sites and/or protected habitats and/or species are not adversely affected.	Without adequate avoidance and mitigation measures there is potential for a negative impact on environmental sustainability. Planning permission was granted in January 2023.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
conserved and enhanced.				Biodiversity Net Gain would be required.	Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	5(b): To conserve and enhance the character of the landscape	**-**	The site lies between the existing residential/developed edge of Thatcham and the sensitive valley floor landscape to the south which incorporates a matrix of lakes and waterways with associated vegetation.	Mitigation measures would be required to ensure no negative impacts on landscape character.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**?**	The site is close to a sewage treatment works which could impact on air quality in terms of odour.	Mitigation measures may be required.	The site is unlikely to impact on any elements of sustainability.
	6(b): To manage noise levels	**0**	The site is unlikely to impact on noise quality		
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact on PDL as the site is greenfield		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.		
8: To reduce consumption and waste of natural resources and	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is unlikely to impact on any elements of sustainability.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
manage their use efficiently.	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to have an impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any elements of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Thatcham)	Permanent	Long term

Summary:

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is well related to the existing settlement, close to local services and facilities with opportunities for walking and cycling, which give a positive effect in terms of sustainability. The site is close to the sewage treatments works, and the impact that this would have on development is unknown, however appropriate mitigation measures will reduce any possible effects on social sustainability.

The site is not at risk from flooding, which has a positive impact on sustainability; SuDS would be required to ensure that development did not have a negative impact on flooding elsewhere.

There are potential negative impacts on environmental sustainability due to its landscape character and location near to protected sites. Appropriate avoidance and mitigation measures would be required.

Planning Permission was granted for the site in January 2023, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no unacceptable impacts on any elements of sustainability.

Site Assessment

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Thatcham

Site ID:	HSA5	Site Address:	Land at Lower Way, Thatcham
Use(s) proposed by site promoter	Residential	Development Potential:	Approximately 85 dwellings

Recommendation:
The site is retained as an allocation within the Local Plan Review.

Justification:

This site 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.

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.

The site has a full planning application (18/00964/FULEXT) for 91 dwellings granted in January 2023. Development commenced in October 2023 and is currently under construction.

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document (HSA DPD), and the site has full planning permission.

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:
Small areas of the site are at risk of flooding; however, development can be accommodated outside of these areas.

Within Flood Zone 1. Far western corner of the site at risk of surface water flooding in a 1 in 30-year event. The approved plans (18/00964/FULEXT) do not include any development within this area.

The site-specific policy for the site requires that any planning application must be supported by a FRA which considers the adjacent area of surface water flood risk and the ordinary watercourse on the site. The FRA must also consider all potential sources of flood risk and advise on the necessary mitigation measures to be incorporated within the development.

The SFRA has used two datasets to assess groundwater flood risk – Jacobs Groundwater Mapping and Modelling, in addition to the JBA Flood Map. The JBA flood map indicates that groundwater levels either at or very close to surface across southern half of site, and are between 0.025m and 0.5m below surface across remainder of site. However, the SFRA comments that the JBA Flood Map should not be used as the sole evidence for land use planning, and instead it should be used in combination with other data such as local and historic data. The Jacobs mapping does not show any risk to the site. The Lead Local Flood Authority have not indicated that there have been any incidences of groundwater flooding 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.

Heritage:
Potential archaeology on the site. A full archaeological desk based assessment would be required at the planning application stage, with mitigation strategies identified if required.

Historic England supports the requirement for desk-based archaeological assessment and if required, field evaluation.

Education:
Primary and secondary school provision is at capacity.

Environmental Health:
No known noise issues. The site is located close to sewage treatment works. An odour impact assessment would be required.

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.

Ecology:
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 Special Area of Conservation, and Thatcham Reedbeds Site of Special Scientific Interest. The policy within the HSA DPD required an extended phase 1 habitat assessment to ensure any protected species are not adversely affected. This has now been changed to an Ecological Impact Assessment (EcIA) following representations by Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) to the Regulation 18 consultation on the emerging draft LPR.

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.

Minerals and Waste:
Due to the site's location within a Mineral Safeguarding Area, consideration needs to be made to policy 9 of the adopted West Berkshire Minerals and Waste Local Plan.

Utility Services

Water supply:
Thames water noted that the scale of development in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, Local Planning Authority and Thames Water to avoid planning conditions controlling the phasing of development.

An integrated water supply and drainage strategy will be required to be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater, both on and off the site. Development will need to be occupied in line with this strategy.

Wastewater network:
Thames water did not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None

Parish / Town Council:
In response to Regulation 19 consultation, Thatcham Town Council noted that the approved application does not include cycle linkages through the site, despite a specific request by Thatcham Town Council. The development does not front onto Lower Way, and one property is only around 1m away from the public footpath that now runs through the site.

SA/SEA summary:
Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is well related to the existing settlement, close to local services and facilities with opportunities for walking and cycling, which give a positive effect in terms of sustainability. The site is close to the sewage treatments works, and the impact

that this would have on development is unknown, however appropriate mitigation measures will reduce any possible effects on social sustainability.
The site is not at risk from flooding, which has a positive impact on sustainability; SuDS would be required to ensure that development did not have a negative impact on flooding elsewhere.

Planning Permission was granted for the site in January 2023, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.

Availability:
The site is owned by a developer and development has commenced on the site.

Achievability:
Development is under construction. There are no known legal, cost, ownership fragmentation or other delivery issues which would otherwise prevent development and delivery of the site.

Relationship to / in combination effects of other sites:
There is a strategic site proposed for allocation to the north east of Thatcham for a residential-led mixed use development.

CA12 Land at Henwick Park, Bowling Green Road, Thatcham (235 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change measures and mitigation proposed should the site come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	**0 / -**	The site is in FZ1. A surface water flow route passes through the site.	Development would need to avoid areas at risk of flooding. Sustainable Drainage Systems (SuDs) would need to be provided.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities.		There is likely to be a positive impact on social sustainability due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		
	2(c): To enable the protection and enhancement of high quality multi-functional GI (Green Infrastructure) across the District	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	?	The site is likely to have an unknown impact on access to IT facilities, as although the site is of a scale that would be expected to deliver FTTP at the time of construction, this would depend on the delivery and implementation of the site should it be allocated.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns but could also provide improvements.		The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	There is likely to be a positive impact as the site is close to local walking and cycling opportunities, with local bus routes passing close to the site.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is likely to have an unknown impact on biodiversity as the site is also within 2km of a SAC and SSSI and adjacent to a LWS.	Mitigation measures would need to be provided.	Without adequate mitigation measures the site would have a negative impact on environmental sustainability. Mitigation measures could result in a neutral impact.
	5(b): To conserve and enhance the character of the landscape	- / ?	Development of the whole site would result in a negative impact on landscape. Mitigation measures, including reducing the developable area of the site would reduce the impact.	Mitigation measures would be required, including not developing the whole site and the presence of a landscape buffer between Thatcham and Cold Ash.	
	5(c): To protect or, conserve and enhance the built and historic environment to include	0	The site is unlikely to impact on the historic environment		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	sustaining the significant interest of heritage assets				
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is unlikely to impact on air pollution		The site is likely to have an overall neutral impact on environmental sustainability.
	6(b): To manage noise levels	**0**	The site is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The is likely to have a negative impact on PDL as the site is greenfield		The site is unlikely to impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determined the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation, and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is likely to have an unknown impact on environmental and social sustainability in relation to consumption of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and	**?**	The site is likely to have an unknown impact on mineral consumption as the site is partly with a MSA.	Consideration of the mineral resources would be required through a MRA and	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	promote reuse of secondary materials			opportunities for prior extraction would need to be considered.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any element of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Newbury)	Permanent	Long term
Summary:				
There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to flooding, landscape and biodiversity. Suitable mitigation could be provided which would result in an overall neutral impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.				

Site Assessment

Spatial Area:	Newbury / Thatcham	**Settlement:**	Thatcham	**Parish:**	Cold Ash

Site ID:	CA12	**Site Address:**	Land at Henwick Park, Bowling Green Road, Thatcham
Use(s) proposed by site promoter	Residential and open space	**Development Potential:**	225 dwellings

Recommendation:
The site is recommended for allocation

Justification:
The SA/SEA considered the spatial distribution of development across the district (see pp.23-25 of the CD3a SA/SEA Environmental Report for the Proposed Submission LPR). One of the options taken forward was a focus on Thatcham. This would focus a strategic site in the Thatcham area, with a number of smaller sites across the rest of the district. The Core Strategy limited growth in Thatcham due to the rapid expansion that had taken place in the town over recent years. This was to allow a period of consolidation, ensuring the infrastructure and town centre facilities could be upgraded to meet the demands of the existing population.

In reviewing the vision for Thatcham for the LPR the Council commissioned the Thatcham Strategic Growth Study (SIT2b). The study identifies that strategic development would be required in Thatcham to support service provision and regeneration.

Five groups of sites were identified as potential options for a strategic site, and North East Thatcham (THA20) was considered the reasonable alternative for allocation. Henwick was considered to be too small on its own to be of a strategic nature as it would not be able to provide the level of infrastructure required. Nonetheless, the Thatcham Strategic Growth Study recognised that an allocation on the site (and the enclosed sites CA16 The Creek and CA17 Land east of the Regency Park Hotel) presents an opportunity to add additional housing units if required, and the potential residential capacity and provision of facilities and open space has been tested through recent planning applications and appeals.

At the time of submission, a sufficient supply of sites had been identified to last until the end of the Plan period and the site was not recommended for allocation. However, given the need for additional supply, the site has now been reconsidered and is regarded as suitable for development.

The site at Henwick Park remains available and there are no issues which would preclude against the allocation of the site.

Discussion:

Site description:
The site forms a large area of open countryside under grass to the north of Bowling Green Road and Heath Lane. It is bounded to the east by Cold Ash Hill. The southern part of this eastern boundary is open with housing opposite, to the east of Cold Ash Hill, below the lower slopes 95m AOD contour. The northern part of the site is defined by a hedge with open fields to the east of Cold Ash Hill. To the south, the site is bounded by the well-defined edge of Thatcham along Heath Lane and Bowling Green Road and the dense mature tree cover to the north side of these roads. To the west lies Henwick Old Farm, a listed building with its own grounds. North of Henwick Old Farm is a footpath which runs through a shallow but pronounced valley and up the hillside to cross over to Cold Ash Hill, north of the site. The northern boundary follows a tree lined field boundary between woodland north-west of the site and Cold Ash Hill. The site is surrounded on three sides by open countryside and forms the major part of the open countryside between Cold Ash and Thatcham.

Planning history:

15/01949/OUTMAJ: Outline planning application for up to 265 residential dwellings (Class C3) with associated vehicular, pedestrian and cycle accesses, public open space including allotments, community orchard, sports pitch and pavilion, ecology meadow, parkland, trim trail and children's play area. Provision of a GP surgery and flood alleviation ponds as part of the wider Thatcham Surface Water Management Plan. Matters to be considered – access. Refused Dec 2015. Appeal dismissed July 2017 (appeal ref: APP/WO340/W/16/3144193).

January 2023 HELAA conclusions:
The site is potentially available (there are several landowners, however there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

Development of the whole site would be unacceptable because it would result in the coalescence of Thatcham and Cold Ash. Development of whole site would also result in harm to the AONB. Part of the southern area of the site may be suitable but further assessment is required.

A major surface flood flow route passes through the site towards the east side and in the south east and south west corner. Substantial attenuation measures required to mitigate for this which will have some impact on the developable area.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
AONB Unit:
Extends into open countryside to the detriment of the gap between settlements.

Natural England:
Due to the nature of landscape assessment, they are unable to provide any detailed comments at this stage. They will need to see further evidence before they could determine which sites would be damaging to the AONB.

Other comments:
A 2015 Landscape Capacity Assessment (in which the site had the ref THA011) concluded that development on the whole site would result in harm. 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.

The LCA recommended that the site should be considered in conjunction with CA16 and CA17. The study advised that if any one of the sites were to be developed in isolation this could result in an unacceptable level of expansion of Thatcham north of the well-defined settlement boundary along Bowling Green Road and Heath Lane. It concluded it is particularly important to limit the northern expansion of this area in order to retain the separate identities of Cold Ash and Thatcham, to retain the open rural character of the open countryside between the two settlements and to prevent further intervisibility between the built forms of each settlement.

The site promoter has commented that development would take place in the south eastern part of the site, with the remainder of land used for parkland, agricultural land, and flood alleviation ponds.

Planning application 15/01949/OUTMAJ:
An outline planning application for 265 dwellings, which was later amended to 225 dwellings, was refused in 2015. It went to appeal where it was allowed, however it was recovered for determination by the Secretary of State who dismissed the appeal and refused planning permission.

Following the submission of an amended scheme for 225 dwellings, the Council accepted that the development would occupy the lower and less visible portion of the site and withdrew their concerns about the effect on the landscape character of the area, the setting of the AONB, and the separation of Thatcham and Cold Ash.

The amended scheme restricts development to below the 95 metre AOD contour and away from the ‘square field’ to the north east of the Regency Park Hotel.

As part of the appeal, a landscape Statement of Common ground was prepared, and no areas of dispute were identified. The Inspector concluded that the development would retain an area of open space between the settlements, and there would be limited inter-visibility because of the retention and reinforcement of vegetation. It would extend no further northwards on the western side of Cold Ash Hill than the existing housing on the eastern side, appearing as a consolidation of the urban area, and would be perceived as an extension of Thatcham rather than of Cold Ash.

The Secretary of State agreed with the Inspector that there is no indication that the development would have a harmful effect on the setting of the AONB. He further agreed with the Inspector that the scheme would avoid an unduly harmful visual impact.

Flood risk:
Fluvial:
FZ1.

Surface water:
At the time of preparation of the Council’s Housing and Economic Land Availability Assessment (HELAA), there was a surface water flood flow route that passed through the site towards the east side and in the south east and south west corners.

The most up-to-date risk of surface water flooding date from the Environment Agency shows that parts of the site are at risk:

- 1 in 30 year event: 2% of site
- 1 in 100 year event: 4% of site
- 1 in 1000 year event: 13% of site

There are two West Berkshire Flood Alleviation Schemes located to the south east of the site.

Groundwater:
The JBA Groundwater Flood Map indicates that across the site groundwater levels are negligible in a 1 in 100 year flood event.

The Jacobs Groundwater Flood Risk modelling does not show the site to be at risk of groundwater emergence in either a 1 in 30 or 1 in 100 year flood event.

Highways / Transport:
Access:
The site was subject to planning applications 15/01949/OUTMAJ and 16/01508/OUTMAJ. Access was obtained via an enlarged roundabout Cold Ash Hill/Heath Lane and a T junction on Bowling Green Road. Both accesses were acceptable to the Council's Highways Team and would again be required with linkages through the site. Further pedestrian accesses were proposed onto Cold Ash Hill, Heath Lane and Bowling Green Road. Again, these should still be provided. Heath Lane and Bowling Green Road already have good quality pedestrian/cycle routes. Minor mitigation to pedestrian and cycle routes will continue to be required. There are a number of sites being put forward around the north of Thatcham. Widening of Heath Lane and Bowling Green Road fronting the site will be required. The developer will need to provide a margin of land to allow for this.

However, should THA20 come forward some of this site will be required to widen and realign the Heath Lane and the Thatcham Northern Distribution Road.

Local Highway Capacity:
The HELAA assessment of the site did not identify any issues. Updates to the Local Plan Review Transport Assessment work are in progress.

Strategic Road Network:
National Highways have advised that individually the site would unlikely materially impact the operation of the strategic road network.

Heritage:
Undesignated Heritage Asset:
Site of demolished historic farm on site. Geophysical survey carried out in 2015 indicated a few anomalies.

Other comments from Council's Archaeology Officer:
External field boundaries and some internal are at least 19th century in date and should be preserved in any development design.

Other comments from Council's Archaeology Officer:
Watching Brief condition likely.

Education:
No comments.

Environmental Health:
Site near to A4 and Thatcham Air Quality Management Area (AQMA). Significant risk of Particulate Matter and Nitrogen Dioxide. However, AQMA revoked since comments made.

Low risk of contamination.

Low risk of noise and vibration problems to future occupants.

Ecology:
Thames Valley Environmental Research Centre:
Medium risk of adverse impacts.

- Priority habitat within site and within a 500m radius surround.
- No ancient woodland within 500m.
- European protected species within 500m.
- Priority species within 500m.
- No statutory sites within 500m.
- Site of Special Scientific Interest Impact Risk Zone within 500m.
- 3 Local Wildlife Site within 500m.

Natural England:
No comments.

Berks, Bucks & Oxon Wildlife Trust:

- Site is within 2km of the Kennet and Lambourn Floodplain Special Area of Conservation. There is a risk of harmful impacts on Special Area of Conservation if adequate mitigation measures are not implemented.
- Site is within 2km of at least one Site of Special Scientific Interest. There may be a risk of harmful impacts on the Site of Special Scientific Interest if adequate mitigation measures are not implemented.
- Site is directly adjacent to a Local Wildlife Site. There is a substantial risk of harmful impacts on the LWS if adequate avoidance and mitigation measures are not implemented. It may be inappropriate to develop this site; detailed assessment is required.

Minerals and Waste:
Quarter of the site is within Mineral Safeguarding Area. Such areas are underlain by (mainly) sand and gravel. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources. Consideration of extraction prior to any development would be encouraged.

Utility Services

Water supply:
No comments.

Wastewater network:
No comments.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None.

Parish / Town Council:
No comments. Site was not included as an allocation within the proposed submission (Regulation 19) LPR.

SA/SEA summary:
There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to flooding, landscape ad biodiversity. Suitable mitigation could be provided which would result in an overall neutral 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.

Availability:
Promoter has confirmed that the site is available.

Achievability:
Option agreement with developer. No known issues.

Relationship to / in combination effects of other sites :
CA16 and CA17 adjoin the site.

CA16 The Creek, Bowling Green Road, Thatcham (45 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change measures and mitigation proposed should the site come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is not at risk of flooding		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it of a scale to provide a mix of housing types and tenures		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities.		There is likely to be a positive impact on social sustainability due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels of fear of crime and anti-social behaviour.		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**?**	This is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration	

				of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to have an impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns but could also provide improvements.		The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	There is likely to be a positive impact as the site is close to local walking and cycling opportunities, with local bus routes passing close to the site.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is likely to have an unknown impact on biodiversity as there is potential for Great Crested Newts in the Area. The site is also within 2km of a SAC and SSSI.	Mitigation measures would need to be provided. A NatureSpace report would need to be provided.	The site is likely to have an unknown impact on environmental sustainability. Mitigation measures would be required and the site would need to be considered for allocation alongside CA12 to avoid any negative impact on the landscape.
	5(b): To conserve and enhance the character of the landscape	?	The site is likely to have an unknown impact on landscape. The LCA considers the site would need to be considered alongside CA12, and that isolated development of the site could result in a negative impact.	The site should be considered for development alongside CA12. Mitigation measures would be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	?	There is likely to be an unknown impact on heritage as there may be non-designated heritage assets on the site.	A Heritage Impact Assessment would be required and appropriate mitigation measures provided where necessary.	
6: To protect and improve air,	6(a): To reduce air pollution	0	The site is unlikely to impact on air pollution		

water and soil quality, and minimise noise levels throughout West Berkshire.	6(b): To manage noise levels in main settlements	**0**	The site is unlikely to impact on noise		The site is likely to have an overall neutral impact on environmental sustainability.
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The is likely to have a negative impact on PDL as the site is greenfield		The site is unlikely to impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determined the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is likely to have an unknown impact on environmental and social sustainability in relation to consumption of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**?**	The site is likely to have an unknown impact on mineral consumption as the site is partly with a MSA.	Consideration of the mineral resources would be required through a MRA and opportunities for prior extraction would need to be considered.	
10: To support a strong,	10(a): To encourage a range of employment opportunities	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any element of sustainability.

diverse and sustainable economic base which meets identified needs.	that meet the needs of the District				
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timescale:**
Neutral	High	Local (Newbury)	Permanent	Long term
Summary:				
There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape and biodiversity. Suitable mitigation could be provided which would result in an overall neutral impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.				

Site Assessment

Spatial Area:	Newbury / Thatcham	**Settlement:**	Thatcham	**Parish:**	Cold Ash

Site ID:	CA16	**Site Address:**	The Creek, Heath Lane, Thatcham
Use(s) proposed by site promoter	Residential	**Development Potential:**	45 dwellings

Recommendation:
The site is not recommended for allocation

Justification:

The SA/SEA considered the spatial distribution of development across the district (see pp.23-25 of the CD3a SA/SEA Environmental Report for the Proposed Submission LPR). One of the options taken forward was a focus on Thatcham. This would focus a strategic site in the Thatcham area, with a number of smaller sites across the rest of the district. The Core Strategy limited growth in Thatcham due to the rapid expansion that had taken place in the town over recent years. This was to allow a period of consolidation, ensuring the infrastructure and town centre facilities could be upgraded to meet the demands of the existing population.

In reviewing the vision for Thatcham for the LPR the Council commissioned the Thatcham Strategic Growth Study (SIT2b). The study identifies that strategic development would be required in Thatcham to support service provision and regeneration.

Five groups of sites were identified as potential options for a strategic site, and North East Thatcham (THA20) was considered the reasonable alternative for allocation. Henwick was considered to be too small on its own to be of a strategic nature as it would not be able to provide the level of infrastructure required. Nonetheless, the Thatcham Strategic Growth Study recognised that an allocation on the site (and the enclosed sites CA16 The Creek and CA17 Land east of the Regency Park Hotel) presents an opportunity to add additional housing units if required, and the potential residential capacity and provision of facilities and open space has been tested through recent planning applications and appeals.

At the time of submission, a sufficient supply of sites had been identified to last until the end of the Plan period and the site was not recommended for allocation. However, given the need for additional supply, the site has now been reconsidered and is regarded as suitable for development.

The site promoter has been contacted to determine whether the site remains available, however no response has been received. Because the availability of the site is unknown, the site is not recommended for allocation.

Discussion:

Site description:
The site forms a house and grounds which include the main house, a cottage, stables and hard tennis court with lawns, mature trees and ornamental planting. It is surrounded by the open fields under pasture of CA12 which are visible through post and rail fences around the site. To the south lies an area of open land, part of CA12, which separates the site from Bowling Green Road. There are only filtered views into the site.

Planning history:
Various planning applications associated with the use of the site as a dwelling house.

January 2023 HELAA conclusions:
The site is available (in single ownership, and a developer has an option agreement) and achievability is unknown because the site is landlocked and access would need to come through an adjoining site (CA12).

The site is detached from any settlement boundary. However, a site (CA12) which surrounds CA16 has been promoted and this adjoins the settlement boundary of Thatcham. Potentially both sites could be considered as part of a comprehensive development subject to further assessment.

There are a number of factors which would need to be investigated further to confirm that the site is developable - further information is required on highways, ecology, and landscape.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:

AONB Unit:
No comments.

Natural England:
Due to the nature of landscape assessment, they are unable to provide any detailed comments at this stage. They will need to see further evidence before they could determine which sites would be damaging to the AONB.

Other comments:
Further assessment in conjunction with the AONB and Natural England would be required to see if development on the site would result in significant harm to the natural beauty and special qualities of the AONB.

The 2015 Landscape Capacity Assessment (in which the site had the ref THA027) concluded that the development on this site alone would not result in harm to the natural beauty and special qualities of the AONB. Most of the site would be suitable for development subject to a narrow belt of Green Infrastructure along the southern edge to retain the character of Bowling Green Road at this point.

The LCA recommended that the site should be considered in conjunction with CA16 and CA17. The study advised that if any one of the sites were to be developed in isolation this could result in an unacceptable level of expansion of Thatcham north of the well-defined settlement boundary along Bowling Green Road and Heath Lane. It concluded it is particularly important to limit the northern expansion of this area in order to retain the separate identities of Cold Ash and Thatcham, to retain the open rural character of the open countryside between the two settlements and to prevent further intervisibility between the built forms of each settlement.

Flood risk:

Fluvial:
FZ1.

Surface water:
No risk.

Groundwater:
The JBA Groundwater Flood Map indicates that across the site groundwater levels are negligible in a 1 in 100 year flood event.

The Jacobs Groundwater Flood Risk modelling does not show the site to be at risk of groundwater emergence in either a 1 in 30 or 1 in 100 year flood event.

Highways / Transport:

The site is effectively land locked by CA12 (Land at Henwick Park). Access to the site is dependent on agreement from adjacent landowner.

The Council's Highways Team have combined comments of this site with CA12 (Land at Henwick Park) and CA17 (Regency Park Hotel). CA12 was subject to planning application 15/01949/OUTMAJ and 16/01508/OUTMAJ. Access via an enlarged roundabout Cold Ash Hill/Heath Lane and a T junction on Bowling Green Road was supported by the Council's Highways Team. Both accesses were acceptable and would again be required with linkages through the site. Further pedestrian accesses were proposed onto Cold Ash Hill, Heath Lane and Bowling Green Road. Again, these should still be provided. Heath Lane and Bowling Green Road already have good quality pedestrian/cycle routes. Minor mitigation to pedestrian and cycle routes will continue to be required. There are a number of sites being put forward around the north of Thatcham. Widening of Heath Lane and Bowling Green Road fronting the site will be required. The developer will need to provide a margin of land to allow for this.

Local Highway Capacity:
The HELAA assessment of the site did not identify any issues. Updates to the Local Plan Review Transport Assessment work are in progress.

Strategic Road Network:
National Highways have advised that individually the site would unlikely materially impact the operation of the strategic road network.

Heritage:

Recommendations for further work:
Possible small scale farm or country house of late 19th century date. Fieldwork carried out in 2015 on surrounding land but not on this plot.

Recommendations for further work:
Late 19th century yard of buildings. Recording required for any demolition. Area of high historic landscape character sensitivity and archaeological potential. Northern site boundary 18th century or earlier. Features should be preserved along its course.

Recommendations for further work:
Heritage Impact Assessment recommended due to presence of non-designated heritage assets.

Education:
No comments.

Environmental Health:
Site near to A4 and Thatcham Air Quality Management Area (AQMA). Possible Particulate Matter and Nitrogen Dioxide. However, AQMA revoked since comments made.

Contamination unlikely.

Low risk of noise and vibration problems to future occupants.

Ecology:

Thames Valley Environmental Research Centre:
Medium risk of adverse impacts.

- Priority habitat within site and within a 500m radius surround.
- No areas of ancient woodland within 500m.
- European protected species within 500m.
- Priority species within 500m.
- No statutory sites within 500m.
- Site of Special Scientific Interest Impact Risk Zone within 500m.
- 2 Local Wildlife Sites within 500m.

Natural England:
None.

Berks, Bucks & Oxon Wildlife Trust
- Site is within 2km of the Kennet and Lambourn Floodplain Special Area of Conservation. There is a risk of harmful impacts on Special Area of Conservation if adequate mitigation measures are not implemented.
- Site is within 2km of at least one Site of Special Scientific Interest. There may be a risk of harmful impacts on the Site of Special Scientific Interest if adequate mitigation measures are not implemented.

Other comments:
Potential for Great Crested Newts in area. Developers must submit a NatureSpace report / certificate, or comply with Natural England Standing Advice at the planning application stage.

Minerals and Waste:
Southern half of the site is within a Mineral Safeguarding Area. These areas are underlain by (mainly) sand and gravel. Safeguarding policies will apply in order to prevent needless sterilisation of mineral resources. Consideration of extraction prior to any development would be encouraged.

Utility Services

Water supply:
No comments.

Wastewater network:
No comments.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None.

Parish / Town Council:
No comments. Site was not included as an allocation within the proposed submission (Regulation 19) LPR.

SA/SEA summary:
There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape and biodiversity. Suitable mitigation could be provided which would result in an overall neutral 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.

Availability:
Available at time HELAA was prepared. Promoter contacted to confirm whether site still available, and no response received.

Achievability:
At the time the HELAA was prepared, the site was in single ownership and there were no disclosed legal issues that would prevent development. It has not been possible to confirm with the promoter whether the site is still achievable.

Relationship to / in combination effects of other sites:
CA12 and CA17 adjoin the site.

CA17 Land east of Regency Park Hotel, Bowling Green Road, Thatcham (55 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change measures and mitigation proposed should the site come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is not at risk of flooding		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it of a scale to provide a mix of housing types and tenures		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities.		There is likely to be a positive impact on social sustainability due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels of fear of crime and anti-social behaviour.		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**?**	This is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to have an impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns but could also provide improvements.		The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	There is likely to be a positive impact as the site is close to local walking and cycling opportunities, with local bus routes passing close to the site.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is likely to have an unknown impact on biodiversity as there is potential for Great Crested Newts in the area. The site is also within 2km of a SAC and SSSI.	Mitigation measures would need to be provided. A NatureSpace report would need to be provided. Biodiversity Net Gain would be required.	The site is likely to have an unknown impact on environmental sustainability. Mitigation measures would be required and the site would need to be considered for allocation alongside CA12 in order to avoid any negative impacts on the landscape.
	5(b): To conserve and enhance the character of the landscape	?	The site is likely to have an unknown impact on landscape. The LCA considers the site would need to be considered alongside CA12, and that isolated development of the site could result in a negative impact.	The site should be considered for development alongside CA12. Mitigation measures would be required.	
	5(c): To protect or, conserve and enhance the built and	?	Area of high historic landscape character sensitivity and archaeological	A Heritage Impact Assessment would be	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	historic environment to include sustaining the significant interest of heritage assets		potential. Presence of non-designated heritage assets. Further work would be required to determine the impact on the historic environment.	required and appropriate mitigation measures provided where necessary.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is unlikely to impact on air pollution		The site is likely to have an overall neutral impact on environmental sustainability.
	6(b): To manage noise levels in main settlements	**0**	The site is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The is likely to have a negative impact on PDL as the site is greenfield		The site is unlikely to impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determined the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is likely to have an unknown impact on environmental and social sustainability in relation to consumption of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**?**	The site is likely to have an unknown impact on mineral consumption as the site is partly with a MSA.	Consideration of the mineral resources would be required through a MRA and opportunities for prior extraction would need to be considered.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any element of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Newbury)	Permanent	Long term
Summary:				
There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape and biodiversity. Suitable mitigation could be provided which would result in an overall neutral impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.				

Site Assessment

Spatial Area:	Newbury / Thatcham	**Settlement:**	Thatcham	**Parish:**	Cold Ash

Site ID:	CA17	**Site Address:**	Regency Park Hotel, Bowling Green Road, Thatcham
Use(s) proposed by site promoter	Residential	**Development Potential:**	45 dwellings

Recommendation:
The site is recommended for allocation

Justification:

The SA/SEA considered the spatial distribution of development across the district (see pp.23-25 of the CD3a SA/SEA Environmental Report for the Proposed Submission LPR). One of the options taken forward was a focus on Thatcham. This would focus a strategic site in the Thatcham area, with a number of smaller sites across the rest of the district. The Core Strategy limited growth in Thatcham due to the rapid expansion that had taken place in the town over recent years. This was to allow a period of consolidation, ensuring the infrastructure and town centre facilities could be upgraded to meet the demands of the existing population.

In reviewing the vision for Thatcham for the LPR the Council commissioned the Thatcham Strategic Growth Study (SIT2b). The study identifies that strategic development would be required in Thatcham to support service provision and regeneration.

Five groups of sites were identified as potential options for a strategic site, and North East Thatcham (THA20) was considered the reasonable alternative for allocation. The site was considered to be too small on its own to be of a strategic nature as it would not be able to provide the level of infrastructure required. Nonetheless, the Thatcham Strategic Growth Study recognised that an allocation on CA12 Land at Henwick Park, CA16 The Creek and CA17 Land east of the Regency Park Hotel presents an opportunity to add additional housing units if required, and the potential residential capacity and provision of facilities and open space has been tested through recent planning applications and appeals.

At the time of submission, a sufficient supply of sites had been identified to last until the end of the Plan period and the site was not recommended for allocation. However, given the need for additional supply, the site has now been reconsidered and is regarded as suitable for development.

The site remains available and there are no issues which would preclude against the allocation of the site.

Discussion:

Site description:
The site forms a large area of amenity grassland immediately to the east of the Regency Park Hotel. The boundary of the site with an area of car parking and hotel buildings is open. Dense hedgerow encloses the site along the northern, southern and eastern boundaries with glimpses through to the fields within CA12 to the east.

Planning history:
No relevant planning history.

Local Plan history:
The site was assessed in the 2013 Strategic Housing Land Availability Assessment (site ref THA014) as 'potentially developable'. The site was subject to site selection work as part of Housing Site Allocations Development Plan Document but was ruled out for allocation because it was 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 could be holistically planned for.

January 2023 HELAA conclusions:
The site is available (in single ownership, and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

There are a number of factors which would need to be investigated further to confirm that the site is developable - a series of mitigation measures to conserve and enhance the AONB; and to maintain the character of the land north of Thatcham. Further information also required on ecology before a robust decision can be made.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:

AONB Unit:
No comments.

Natural England:
Due to the nature of landscape assessment, they are unable to provide any detailed comments at this stage. They will need to see further evidence before they could determine which sites would be damaging to the AONB.

Other comments:
The 2015 Landscape Capacity Assessment concluded that the development on this site alone would not result in harm to the natural beauty and special qualities of the AONB. The potential development area would need to be below the 95m AOD contour and form the northern limit of development off Bowling Green Road. Most of the rest of the site would be suitable for development subject to a narrow belt of Green Infrastructure along the southern edge to retain the character of Bowling Green Road. Tree belts to be provided to the boundaries with open countryside or to the adjacent potential development area. Green Infrastructure to break up the built form.

However, it is recommended that the site could be considered in conjunction with CA12 (Land at Henwick Park). The LCA study advised that if any one of the sites were to be developed in isolation this would result in an unacceptable level of expansion of Thatcham north of the well-defined settlement boundary along Bowling Green Road and Heath Lane.

Flood risk:

Fluvial:
FZ1.

Surface water:
- 1 in 30 year event: 1% of site
- 1 in 100 year event: 1% of site
- 1 in 1000 year event: 2% of site

Minor risk at far south of site which can be mitigated for.

Groundwater:
The JBA Groundwater Flood Map indicates that across the site groundwater levels are negligible in a 1 in 100 year flood event.

The Jacobs Groundwater Flood Risk modelling does not show the site to be at risk of groundwater emergence in either a 1 in 30 or 1 in 100 year flood event.

Highways / Transport:

Access:
Access to the site will need to be obtained from Bowling Green Road, preferably via the existing access to the hotel. Linkages will need to be provided with the adjoining site (CA12) should it come forward for development.

Local Highway Capacity:
The HELAA assessment of the site did not identify any issues. Updates to the Local Plan Review Transport Assessment work are in progress.

Strategic Road Network:
National Highways have advised that individually the site would unlikely materially impact the operation of the strategic road network.

Heritage:

Recommendations for further work:
Possible small scale farm or country house of late 19th century date. Fieldwork carried out in 2015 on surrounding land but not on this plot.

Recommendations for further work:
Late 19th century yard of buildings. Recording required for any demolition. Area of high historic landscape character sensitivity and archaeological potential. Northern site boundary 18th century or earlier. Features should be preserved along its course.

Recommendations for further work:
Heritage Impact Assessment recommended due to presence of non-designated heritage assets.

Education:

No comments.

Environmental Health:

Site near to A4 and Thatcham Air Quality Management Area (AQMA). Possible Particulate Matter and Nitrogen Dioxide. However, AQMA revoked since comments made.

Contamination unlikely.

Low risk of noise and vibration problems to future occupants.

Ecology:

Thames Valley Environmental Research Centre:
Medium risk of adverse impacts.

- Priority habitat within site and within a 500m radius surround.
- No areas of ancient woodland within 500m.
- European protected species within 500m.
- Priority species within 500m.
- No statutory sites within 500m.
- Site of Special Scientific Interest Impact Risk Zone within 500m.
- 2 Local Wildlife Sites within 500m.

Natural England:
None.

Berks, Bucks & Oxon Wildlife Trust
- Site is within 2km of the Kennet and Lambourn Floodplain Special Area of Conservation. There is a risk of harmful impacts on Special Area of Conservation if adequate mitigation measures are not implemented.
- Site is within 2km of at least one Site of Special Scientific Interest. There may be a risk of harmful impacts on the Site of Special Scientific Interest if adequate mitigation measures are not implemented.

Other comments:
Potential for Great Crested Newts in area. Developers must submit a NatureSpace report / certificate, or comply with Natural England Standing Advice at the planning application stage.

Minerals and Waste:

Southern half of the site is within a Mineral Safeguarding Area. These areas are underlain by (mainly) sand and gravel. Safeguarding policies will apply in order to prevent needless sterilisation of mineral resources. Consideration of extraction prior to any development would be encouraged.

Utility Services

Water supply:
No comments.

Wastewater network:
No comments.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None.

Parish / Town Council:
No comments. Site was not included as an allocation within the proposed submission (Regulation 19) LPR.

SA/SEA summary:
There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to

landscape and biodiversity. Suitable mitigation could be provided which would result in an overall neutral 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.

Availability:
The site is in single ownership and is owned by a developer. There are no disclosed legal issues that would prevent development.

Achievability:
The site is owned by a developer. There are no disclosed legal issues that would prevent development.

Relationship to / in combination effects of other sites:
CA12 and CA16 adjoin the site.

Eastern Area

Eastern Urban Area

HSA9 Stonehams Farm, Long Lane, Tilehurst (65 bedspace care home)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change and mitigation proposed should the site come forward. Planning permission was granted in August 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	9(b): To sustainably manage flood risk to people, property and the environment	**-**	The site is within an area at risk from surface water flooding	Sustainable Drainage Systems (SuDs) would need to be provided.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The site is unlikely to impact on affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver an element of identified need.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it seeks to meet a specific need for care home bedspaces.		
2: To improve health, safety	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as		There is likely to be a positive impact on social

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
and wellbeing and reduce inequalities			the site is close to local services and facilities.		and environmental sustainability as the site is close to open space facilities and local services and facilities. Planning permission was granted in August 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		
	2(c):To enable the protection and enhancement of high quality multi-functional GI (Green Infrastructure) across the District	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**?**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could also provide improvements.	Mitigation measures would be required to ensure no negative impacts on road safety.	The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links. Planning permission was granted in August 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	The site is close to public transport options. There are a number of walking and cycling options in the local area.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**?**	The site is adjacent to an area of ancient woodland and trees protected by Tree Protection Orders.	Appropriate buffers would be required. Biodiversity Net Gain would be required.	Without adequate avoidance and mitigation measures there is potential for a negative impact on environmental sustainability. Planning permission was granted in August 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	5(b): To conserve and enhance the character of the landscape	**-**	The site has potential to impact negatively on the landscape. Only part of the site is considered acceptable for development.	Only part of the site is considered appropriate for development.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is unlikely to impact on air quality		The site is unlikely to impact on any elements of sustainability.
	6(b): To manage noise levels	**0**	The site is unlikely to impact on noise quality		
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact on PDL as the site is greenfield		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.		
8: To reduce consumption and waste of natural resources and	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is unlikely to impact on any elements of sustainability.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
manage their use efficiently.	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**?**	The site is underline by minerals; however, it is too small a scale for prior extraction.	Consideration of incidental extraction would be required.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any elements of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (EUA)	Permanent	Long term

Summary:

There would be no significant sustainability impacts from development on this site. The site scores positively in relation to sustainable transport, walking and cycling options as well as opportunities for active, healthy lifestyles. The proximity of the site to ancient woodland means that buffers would need to be provided as part of the site design. The site is located in the AONB, and without the mitigation measures set out in the landscape assessment there would be a negative impact on environmental sustainability. The site is within an area at risk from surface water flooding, although there has been no evidence of the site flooding. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business.

Planning Permission was granted for the site in August 2021 demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.

Site Assessment

Spatial Area:	AONB	**Settlement:**	Eastern Urban Area	**Parish:**	Tilehurst

Site ID:	HSA9	**Site Address:**	Stonehams Farm, Long Lane, Tilehurst
Use(s) proposed by site promoter	Residential	**Development Potential:**	64-bed C2 care home

Recommendation:
The site is retained as an allocation within the Local Plan Review.

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. Appropriate mitigation measures will be required to ensure no harm to the landscape character of the AONB.

Discussion:

Site description:
The site is located to the western boundary of Tilehurst within the AONB. The site has easy access to local service and facilities (including a primary school, secondary school, and local leisure centre) within the urban area. A footpath is adjacent to the site, which would need to be preserved should development take place.

The site has full planning permission (19/00344/COMIND) granted in August 2021 for a 64- bed care home. Development commenced in September 2022 and is currently under construction. A site visit undertaken in February 2024 confirms that development is at an advanced stage of construction. The Council therefore proposes a main modification to remove this site from the LPR.

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document, and the site has full planning permission.

Landscape:
The site is located in the AONB. The Landscape Assessment states that the south eastern part of the site would be suitable for development subject to appropriate mitigation measures as set out in the Landscape Assessment.

Flood risk:
Small areas of the site are at risk of flooding; however, development can be accommodated outside of these areas.

Within Flood Zone 1. Small area within the centre of the site at risk of surface water flooding in a 1 in 100-year event, and part of the western site boundary at risk of surface water flooding in a 1 in 1000-year event. The approved plans do not include any development in these areas.

Groundwater levels are at least 5m below the ground.

Highways / Transport:
The size of the proposed development is unlikely to have an impact on the highway network. Access can be obtained from Long Lane. Some work would be required to widen Long Lane to the front of the site to allow the provision of footways to connect the site to existing footways in the vicinity.

There are regular bus services passing within 400m of the site. There are opportunities for walking and cycling, locally and into Reading.

Heritage:
The site is the site of a historic farmstead. Further archaeological investigation and recording required. Any development on the site would need to conserve and enhance any heritage assets on the site.

Education:
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.

Ecology:
There are no protected species or ecological designations on the site. The policy within the HSA DPD required an extended phase 1 habitat assessment to ensure any protected species are not adversely affected. This has now been changed to an Ecological Impact Assessment (EcIA) following representations by Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) to the Regulation 18 consultation on the emerging draft LPR.

Minerals and Waste:
Due to the site's location within a Mineral Safeguarding Area, consideration needs to be made to policy 9 of the adopted West Berkshire Minerals and Waste Local Plan.

No known waste issues.

Utility Services

Water supply:
Thames water did not envisage infrastructure concerns regarding water supply network infrastructure in relation to this site.

Wastewater network:
Thames water did not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None

Parish / Town Council:
No comments were received from Tilehurst Parish Council.

SA/SEA summary:
There would be no significant sustainability impacts from development on this site. The site scores positively in relation to sustainable transport, walking and cycling options as well as opportunities for active, healthy lifestyles. The proximity of the site to ancient woodland means that buffers would need to be provided as part of the site design. The site is located in the AONB, and without the mitigation measures set out in the landscape assessment there would be a negative impact on environmental sustainability. The site is within an area at risk from surface water flooding, although there has been no evidence of the site flooding. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business.

Planning Permission was granted for the site in August 2021 demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.

Availability:
The site is owned by a developer and development has commenced on the site.

Achievability:
Development is under construction. There are no known legal, cost, ownership fragmentation or other delivery issues which would otherwise prevent development and delivery of the site.

Relationship to / in combination effects of other sites:
The site is adjacent to the HSA DPD residential allocation HSA10 (Stonehams Farm, Tilehurst), which was built out in 2023/24.

HSA11 72 Purley Rise, Purley on Thames (35 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change and mitigation proposed should the site come forward. Outline planning permission was granted in May 2019, with Reserved Matters granted in February 2022. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	9(b): To sustainably manage flood risk to people, property and the environment	**-**	The site is within an area at risk from surface water and groundwater flooding	Flood Risk Assessment (FRA)and appropriate mitigation including Sustainable Drainage Systems (SuDs) would need to be provided.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a shale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver an element of identified need.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it seeks to meet a specific need for care home bedspaces.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities.		There is likely to be a positive impact on social and environmental sustainability as the site is close to open space facilities and local services and facilities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	2(c):To enable the protection and enhancement of high quality multi-functional GI (Green Infrastructure) across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	Outline planning permission was granted in May 2019, with Reserved Matters granted in February 2022. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns but could also provide improvements.	Mitigation measures would be required to ensure no negative impacts on road safety.	The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links. Outline planning permission was granted in May 2019, with Reserved Matters granted in February 2022. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is close to public transport options. There are a number of walking and cycling options in the local area.		
5: Ensure that the character and	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity or geodiversity.	Biodiversity Net Gain would be required.	Without adequate avoidance and mitigation measures there is potential for a

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(b): To conserve and enhance the character of the landscape	-	The site has potential to impact negatively on the landscape, as the site is adjacent to the AONB.	Only part of the site is considered appropriate for development.	negative impact on environmental sustainability. Outline planning permission was granted in May 2019, with Reserved Matters granted in February 2022. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	?	There is evidence of Saxon graves close to the site. Additional work is required to determined whether there would be any impact on the historic environment.	Further work is required to determined whether there is anything of archaeological significance on the site.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	The site is adjacent to the Railway Line	Northern part of the site proposed for development.	The site is unlikely to impact on any elements of sustainability.
	6(b): To manage noise levels	?	The site is adjacent to the Railway Line	Northern part of the site proposed for development.	
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	0	The site is partly PDL, so overall there will be a neutral impact on PDL.		The site is likely to have a neutral impact on all elements of sustainability as part of the site is PDL.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is unlikely to impact on any elements of sustainability.
	8(b): To reduce waste generation and disposal in line	0	The site is unlikely to have an impact on waste generation		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	with the waste hierarchy and reuse of materials				
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to impact on mineral resources.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any elements of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (EUA)	Permanent	Long term

Summary:

There are no significant positive or negative impacts on sustainability from this site. The site scores positively in terms of opportunities for sustainable travel and active and healthy lifestyles as it is close to local services and facilities. There are no biodiversity or environmental designations near to or on the site. The proximity to the railway line could cause noise and air pollution, but careful design and use of only part of the site could mitigate this impact. The site is at risk from surface and groundwater flooding, although with appropriate mitigation the negative impact should be reduced. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Outline planning permission was granted for the site in May 2019, with Reserved Matters granted in February 2022, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.

Site Assessment

Spatial Area:	Eastern Area	**Settlement:**	Purley-on-Thames	**Parish:**	Purley-on-Thames

Site ID:	HSA11	**Site Address:**	72 Purley Rise, Purley on Thames
Use(s) proposed by site promoter	Residential	**Development Potential:**	Approximately 35 dwellings

Recommendation:
The site is retained as an allocation within the Local Plan Review.

Justification:
The site is well related to the existing settlement, close to local services and facilities.

Discussion:

Site description:
The site is located to the north west of Purley-on-Thames and is well related to the existing settlement with development on two sites. The site is located behind the current building line. The site has good access to local services and facilities as well as bring close to the Thames Path.

The site has outline and Reserved Matters planning permission (18/00878/OUTMAJ, 21/00776/RESMAJ, 21/00941/RESMAJ, 21/00928/RESMAJ, and 21/00946/RESMAJ) for up to 29 dwellings. Development commenced in 2023 and is currently under construction. A site visit site visit undertaken in February 2024 confirms that development is at an advanced stage of construction. The Council therefore proposes a main modification to remove this site from the LPR.

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document (HSA DPD), and it has outline and Reserved Matters planning permission.

Landscape:
The site is located adjacent to the North Wessex Downs AONB. Landscape Assessment work carried out indicates that part of the site would be suitable for development, subject to mitigation measures set out in the assessment.

Flood risk:
Within Flood Zone 1. Not at risk from surface water flooding. Groundwater levels between 0.025m and 5m below the ground.

The SFRA has used two datasets to assess groundwater flood risk – Jacobs Groundwater Mapping and Modelling, in addition to the JBA Flood Map. The JBA flood map indicates that groundwater levels are between 0.025m and 5m below the ground. However, the SFRA comments that the JBA Flood Map should not be used as the sole evidence for land use planning, and instead it should be used in combination with other data such as local and historic data. The Jacobs mapping does not show any risk to the site. The Lead Local Flood Authority have not indicated that there have been any incidences of groundwater flooding on the site.

Highways / Transport:
Access to the site is a significant concern. The current access road is not wide enough to be an adoptable road, additional land would be required. The site promoter has confirmed that additional land can be provided to ensure an adoptable access can be created.

Traffic generation from the site would have a limited impact on the highway network.

There are a number of public transport opportunities in Tilehurst with regular bus services to Pangbourne and Reading.

Heritage:
Saxon graves have been found on the other side of the railway line, meaning there is archaeological potential on the site. However, it is unlikely to impact on deliverability.

Education:
The Local Education Authority has indicated that a satisfactory solution to school place provision can be achieved in the area.

Environmental Health:
Proximity to the railway line means a noise survey would be required, with appropriate mitigation.

Ecology:

Part of the site is within a BAP habitat, and an appropriate Ecological Impact Assessment (EcIA) will be required. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected.

Minerals and Waste:
No known mineral deposits.

Utility Services

Water supply:
Thames Water have advised that, on the information available to date, they do not envisage infrastructure concerns regarding water supply network infrastructure in relation to this development. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing.

Wastewater network:
Thames Water have advised that, on the information available to date, they do not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None.

Parish / Town Council:
At the Regulation 18 stage, Purley Parish Council made the following comments:

- They are satisfied with the approved plans for 72 Purley Rise included in Section 8 as it provides a green buffer between the housing and existing open land together with the inclusion of a Public Open Space.
- As there is very little potential for development within Purley on Thames, they have concerns over attempts to apply for planning permission in the woodland adjoining the A329 which forms the green corridor either side of the A329 through the village.

SA/SEA summary:
There are no significant positive or negative impacts on sustainability from this site. The site scores positively in terms of opportunities for sustainable travel and active and healthy lifestyles as it is close to local services and facilities. There are no biodiversity or environmental designations near to or on the site. The proximity to the railway line could cause noise and air pollution, but careful design and use of only part of the site could mitigate this impact. The site is at risk from surface and groundwater flooding, although with appropriate mitigation the negative impact should be reduced. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Outline planning permission was granted for the site in May 2019, with Reserved Matters granted in February 2022, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.

Availability:
The site is owned by a developer, and development has commenced on the site.

Achievability:
Development is under construction. There are no known legal, cost, ownership fragmentation or other delivery issues which would otherwise prevent development and delivery of the site.

Relationship to / in combination effects of other sites:
None.

HSA13 Land adjacent to Bath Road and Dorking Way, Calcot (35 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change and mitigation proposed should the site come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	**- / 0**	A small part of the site is at risk from surface water flooding.	A Flood Riak Assessment (FRA) would be required alongside appropriate mitigation include Sustainable Drainage Systems (SuDs)	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a shale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities, including open space. It is noted that the A4 would need to be crossed, but controlled crossing points are in place.		There is likely to be a positive impact on social and environmental sustainability as the site is close to open space facilities and local services and facilities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		
	2(c):To enable the protection and enhancement of high quality multi-functional GI	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the	Policies in the plan require consideration of GI, therefore, should the site	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	(Green Infrastructure) across the District		development should the site be allocated.	be retained as an allocation consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**?**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns but could also provide improvements.	Mitigation regarding access on the A4 may be required to ensure development here would not negatively impact on road safety.	The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	The site is close to public transport options at Calcot Retail Park and quite close to Theale Railway Station. There are a number of walking and cycling opportunities in the area.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The site is unlikely to impact on biodiversity and geodiversity	Biodiversity Net Gain would be required.	The site is unlikely to impact on any element of sustainability.
	5(b): To conserve and enhance the character of the landscape	**0**	Unlikely to impact on landscape character of the area.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on the historic environment		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	-	The site is adjacent to the A4 which could result in air quality issues on the site.	Design would need to take into account the potential impact of the A4 on air quality. Adequate mitigation measures would be required.	Without adequate mitigation there is potential for a negative impact on social sustainability.
	6(b): To manage noise levels	-	The site is adjacent to the A4 which could result in noise issues on the site.	Design would need to take into account the potential impact of the A4 on noise. Adequate mitigation measures would be required.	
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is unlikely to impact on any elements of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to have an impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any elements of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Eastern Urban Area)	Permanent	Long term
Summary:				
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. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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 Assessment

Spatial Area:	Eastern Area	**Settlement:**	Calcot	**Parish:**	Holybrook

Site ID:	HSA13	**Site Address:**	Land adjacent to Bath Road and Dorking Way, Calcot
Use(s) proposed by site promoter	Residential	**Development Potential:**	35 dwellings

Recommendation:
The site is retained as an allocation within the Local Plan Review.

Justification:
The site is well related to the existing settlement, close to local services and facilities, including the bus interchange at the retail park.

Discussion:

Site description:
The site is located to the east of Calcot to the south of the A4. The site is close to the service and facilities offered at the Calcot retail part, including the bus interchange. Being adjacent to the M4/A4 means that there are good links to wider employment opportunities that the immediate area.

A hybrid planning application (23/00117/OUTMAJ) was submitted and validated in January 2023. The full planning application element seeks a 70-bed care home (which equates to 39 dwellings), whilst the outline element is for 7 residential dwellings. The application is currently pending determination.

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document (HSA DPD). A planning application was pending determination at May 2024.

Landscape:
The site is within an area of low/medium landscape sensitivity.

Flood risk:
Within Flood Zone 1. The western site boundary at risk of surface water flooding in a 1 in 1000-year event. No risk of groundwater flooding.

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 park.

Heritage:
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 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.

Ecology:
There are no known ecological or environmental designations on the site, nonetheless an Ecological Impact Assessment will be required.

Minerals and Waste:
The site lies within a Mineral Safeguarding Area. Consideration of policy 9 of the adopted Minerals and Waste Local Plan will be required.

Utility Services

Water supply:
Thames Water have advised that on the information available to date, they do not envisage infrastructure concerns regarding water supply network infrastructure in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing.

An integrated water supply and drainage strategy will be required to be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater, both on and off the site. Development will need to be occupied in line with this strategy.

Wastewater network:
Thames water did not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None

Parish / Town Council:
No comments were received from Holybrook Parish Council.

SA/SEA summary:
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. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Availability:
The site is owned by a developer who has confirmed that the site is available.

Achievability:
There are no known legal, cost, ownership fragmentation or other delivery issues which would otherwise prevent development and delivery of the site.

Relationship to / in combination effects of other sites:
The site is adjacent to the HSA DPD residential allocation HSA12 (Land adjacent to Junction 12 of M4, Bath Road, Calcot) which was built out in 2023/24.

TIL13 Pincents Lane, Tilehurst (138 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown or on all elements of sustainability without appropriate flood management and mitigation measures.
	9(b): To sustainably manage flood risk to people, property and the environment	**?**	Part of the site is within a surface water flood risk area.	Development would need to avoid the areas at risk of flooding. SuDS and flood management measures would be required.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities		There is likely to be a positive impact on health, safety and wellbeing due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			part of the development should the site be allocated.	GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**?**	The site is likely to have an unknown impact on access to IT facilities, the reduced size of the site is unlikely to be of a size where it is possible to improve accessibility to It facilities. The larger scale site, may have had scope to include FTTP.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**?**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.	Locally there are significantly concerns regarding access to the site.	The site is likely to have a positive impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	The site is close to local walking and cycling links, with access to a bus interchange at the Retail Park		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**-**	The site likely to have a negative impact on biodiversity. The site is adjacent to Ancient woodland, with TPOs and a LWS on the site, it is also within a BOA	Survey work would be required with appropriate avoidance and mitigation measures. BNG would also be required.	The site is likely to have an overall neutral impact on environmental sustainability as long as appropriate mitigation measures are provided in relation to landscape and heritage.
	5(b): To conserve and enhance the character of the landscape	**0**	The site is considered acceptable in landscape terms, subject to	Mitigation measures would be required.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			mitigation measures set out in the landscape assessment.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	-	The site is likely to have a negative impact on heritage assets as there is potential for archaeological interest on the site.	Survey work and mitigation measures would be required.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The site is unlikely to impact on air quality		The site unlikely to have an impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	0	The site is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have an unknown or negative impact on environmental and social sustainability in relation to consumption of natural resources, particularly in relation to water resources. Mitigation measures and network upgrades are likely to be required.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact waste generation		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(c): To reduce water consumption and promote reuse	-	The site is likely to have a negative impact on water supply as there is limited water network capacity in this area. Development would also requires upgrades to the wastewater network	Water supply infrastructure and possible wastewater upgrades would be required.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as half of it is within a MSA.	Consideration of the mineral resource would be required through a MRA and opportunities for prior extraction would need to be considered.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	**Likelihood**:	**Scale:**	**Duration:**	**Timescale:**
Neutral	High	Local (Eastern Area)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations, as well as a potential negative impact on the landscape if adequate mitigation measures are not provided. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	North Wessex Downs AONB	**Settlement:**	Tilehurst	**Parish:**	Tilehurst

Site ID:	TIL13	**Site Address:**	Land at Pincents Lane, Tilehurst
Use(s) proposed by site promoter	Residential and public open space.	**Development Potential:**	Approximately 138 dwellings

Recommendation:
The site is recommended for allocation

Justification:
In principle, part of the site is suitable for development. A Landscape Capacity Assessment has recommended that part of the site would be acceptable for development without resulting in harm to the adjacent AONB.

The site is located adjacent to the settlement of Tilehurst, and is close to local services, facilities, and public transport nodes. Within the settlement hierarchy, the Eastern Urban Area (which includes Tilehurst) is identified as an Urban Area due to the wide range of services available. Urban Areas are the focus for the majority of development.

There are some factors and effects that would require further investigation, planning, and mitigation to ensure that the most sustainable outcomes in relation to ecology, heritage, minerals, transport, and the timely delivery of infrastructure are achieved.

Discussion:

Site description:
The site lies to the west of Tilehurst, and north east of Pincents Lane commercial area and retail park. The site is close to local services and facilities (including shops, schools and public transport links) within the urban area. The North Wessex Downs AONB lies to the north west of the site.

The majority of the site comprises of a former 9 hole pay and play golf course which ceased in the late 1990s. The remaining part of the site is in equestrian/agricultural use. The site contains grassland, hedgerows, trees and scrub land. There are two public rights of way on site; TILE/13/3 which runs roughly through the centre of the site east to west, and TILE/15/1 which joins TILE/13/3 at the eastern boundary and runs upwards along the eastern and north boundary towards Farm Drive. There is a claimed public right of way at the southern boundary with the recreation ground up to the northern boundary. The former golf course part of the site has informal public access where the private land is not fenced off from the public rights of way.

January 2023 HELAA conclusions:
The site is potentially suitable in part. The site is available (in multiple ownership, and one of the owners is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

The site is located adjacent to the settlement boundary. A 2015 Landscape Sensitivity Assessment (in which the site had the ref EUA007) concluded that development on the western and northern part of the site would result in harm to the natural beauty and special qualities of the AONB. It recommended that only part of the site would be suitable for development.

Allocation would be dependent on the outcome of further landscape capacity work.

High risk of adverse nature conservation impacts. Further ecological surveys required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
Within the West Berkshire Landscape Character Assessment (2019), the site is identified as falling within the Sulham Elevated Wooded Chalk with Slopes (WC2). The area has a strong rural character, and sense of tranquillity and wooded setting which is especially valued given the close proximity of the urban edges. The sense of enclosure provided by the frequent woodland and the winding rural lanes which cross the landscape result in the perception of the area being far removed from the nearby urban environment. The wooded slopes provide an important setting to the wider urban area help integrate Reading within its landscape context.

Key detractors in this area include ongoing development pressure due to the proximity to Reading, and land uses associated with the urban area can create an urban fringe character in the otherwise strongly rural landscape. Other detractors include the increase in traffic on rural roads which could result in a loss of tranquillity and may require road improvements such as widening.

The landscape strategy for the area is to conserve and enhance the special qualities of the AONB, conserve the rural character and role of the area as a wooded setting to Reading, conserve the characteristic winding lanes, and conserve the important views and vantage points and role as wooded setting to Reading and the Pang Valley.

A 2015 Landscape Capacity Assessment commented that the site is separated from Tilehurst by a very substantial wooded edge which includes Withy Copse and Oliver's Copse. It went on to state that the site makes a major contribution to the area of open semi-rural land which forms a transitional setting to the hard settlement edge east of the woodland, and that the lower south-westerly part of site is part enclosed by existing development and lies on the lower slopes relating well to the adjacent commercial part of Calcot. It recommended that only part of the site would be suitable for development.

The open nature of the site prevents the coalescence of Theale/Calcot and Calcot/Tilehurst to the east. Development of the whole site would be inappropriate in the context of the existing settlement form, pattern, and character.

Flood risk:
The site is within Flood Zone 1 whereby there is a low probability of fluvial flooding. Five surface water flow routes travel north to south through site; three are low risk, and two are medium risk. An FRA is required to assess flood risk and set out any necessary mitigation measures, including SuDS.

The site is not at risk from groundwater flooding.

Highways / Transport:

Access:
Access will be obtained for vehicles via Pincents Lane with an emergency access also provided. There is an existing pinch point in Pincents Lane with another likely as Pincents Lane enters the site. They are of adequate width. Further pedestrian / cycle routes will also be provided along Pincents Lane to the north.

Local Highway Capacity:
The site will generate circa 828 vehicle movements per day with circa 83 during peak hours. There is much concern regarding the impact along Pincents Lane and along the A4. There is an existing VISSIM traffic model that has been extensively updated and at the time of consultation with Highways Team the results are awaited. There must not be any detrimental impact.

Subsequent transport modelling provided as part of a recent planning application (2019) demonstrated that the impact of a 165 dwelling scheme on the highway network was acceptable.

Heritage:
Development has the potential to harm the setting of Pincents Manor (Grade II Listed). A Heritage Impact Assessment will be required.

Regarding undesignated heritage assets, Iron Age and Roman features were identified in evaluation in 2009.

Previous evaluation on site established a need for excavation on northern part of site.
Large parts of northern boundary follow line of pre-18th century fields and features along these should be preserved (banks, ditches, hedges, veteran trees). Woodland to east of site is Ancient Woodland and impact on this should be assessed.

A desk-based assessment to better understand archaeological potential and survival is required – this would be an update of previous work.

Education:
The site is within the catchment for Springfield Primary, Calcot Infant, and Calcot Junior Schools. The impact of development can be accommodated within these schools.

In terms of secondary provision, the impact will be just around 0.5 Form of Entry. The site straddles the two catchment areas, with the majority of the housing in the Calcots catchment area. It is likely that this scale of impact could be accommodated across the schools with expansion of existing accommodation. This will, however, depend on the need to mitigate the impact of housing and demographic growth in Theale and on the timing of the development alongside these factors.

Environmental Health:
The site is close to the M4 and A4. There is a medium risk of contamination. Medium risk of noise to future occupants from nearby commercial uses

Ecology:
There are Tree Preservation Orders across the site.

Within 500m of the site are a priority habitat, European protected species, and a Site of Special Scientific Interest Impact Risk Zone. There are no statutory sites within 500m. Ancient woodland and a Local Wildlife Site adjoin the eastern site boundary.

Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.

Minerals and Waste:
Approximately half of site within an existing Mineral Safeguarding Area, and approximately 2/3 of the site is within proposed Mineral Safeguarding Area. Such areas are underlain by (mainly) sand and gravel. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources. Consideration of extraction prior to any development would be encouraged. A Minerals Resource Assessment will be required.

Utility Services

Water supply:
Thames Water have raised significant concerns regarding water supply services in relation to this site. Specifically, the water network capacity in this area is highly unlikely to be able to support the demand anticipated from this development. Significant water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.

Wastewater network:
Thames Water have advised that ~~T~~the scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

Electricity distribution:
There is a network of existing high voltage overhead lines in close proximity of the site. It is highly likely that high voltage network reinforcement and secondary substation upgrade will be required.

Gas network:
The site is not underlain by a high pressure gas transmission pipeline.

Other:
A Neighbourhood Plan is being prepared that will cover the parish of Tilehurst. A Regulation 14 (pre submission) consultation took place on the draft ~~n~~Neighbourhood Plan between September and October 2022, and within the draft ~~p~~Plan the site was proposed as a Local Green Space designation.

Parish / Town Council:
Concern with the assessment of TIL13 as developable in part.

SA/SEA summary:
The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations and heritage assets, as well as potential negative impact on the landscape if adequate mitigation measures are not provided. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Availability:
There are four landowners, and one of these is a developer. There are no disclosed legal issues that would prevent development.

Achievability:
There are no known site, market, legal, cost, ownership, or delivery issues that could constrain the development of the site. The site is therefore considered to be achievable.

Relationship to / in combination effects of other sites :
13 sites in Tilehurst were assessed through the HELAA. Eight sites were assessed as being ‘not developable within the next 15 years’ and have not been considered any further through the site selection work. Of the five sites assessed as having potential, four are located within the settlement boundary whereby there is a presumption in favour of development and such sites are not being proposed for allocation. TIL13 is the only site with potential.

Theale

HSA14 Land between A340 and The Green, Theale (100 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change and mitigation proposed should the site come forward. Outline planning permission was granted in December 2020, with Reserved Matters granted in October 2023. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	9(b): To sustainably manage flood risk to people, property and the environment	**-**	The site is within an area at risk from groundwater.	Flood Riak Assessment (FRA) and appropriate mitigation including Sustainable Drainage Systems (SuDs) would need to be provided.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a shale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver an element of identified need.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it seeks to meet a specific need for care home bedspaces.		
2: To improve health, safety and wellbeing	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities.		There is likely to be a positive impact on social and environmental sustainability as the site is close to open

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
and reduce inequalities	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		space facilities and local services and facilities. Outline planning permission was granted in December 2020, with Reserved Matters granted in October 2023. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	2(c):To enable the protection and enhancement of high quality multi-functional Green Infrastructure (GI) across the District	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**?**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could also provide improvements.	Mitigation measures would be required to ensure no negative impacts on road safety.	The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links. Outline planning permission was granted in December 2020, with Reserved Matters granted in October 2023. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	The site is close to public transport options, including Theale Railway Station. There are a number of walking and cycling options in the local area.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The site is unlikely to impact on biodiversity or geodiversity.	Biodiversity Net Gain would be required.	Without adequate avoidance and mitigation measures there is potential for a negative impact on environmental sustainability. Outline planning permission was granted in December 2020, with Reserved Matters granted in October 2023. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	5(b): To conserve and enhance the character of the landscape	**-**	The site has potential to impact negatively on the landscape, as the site is within the setting of the AONB.	Only part of the site is considered appropriate for development.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**?**	The site is at the junction of the A4/A340 with the A340 running along the western boundary.	Noise and air quality mitigation may be required.	The site is unlikely to impact on any elements of sustainability. Outline planning permission was granted in December 2020, with Reserved Matters granted in October 2023. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	6(b): To manage noise levels	**?**	The site is at the junction of the A4/A340 with the A340 running along the western boundary.	Noise and air quality mitigation may be required.	
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact on PDL as the site is greenfield		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is unlikely to impact on any elements of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to impact on mineral resources.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any elements of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Theale)	Permanent	Long term
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.

Outline planning permission was granted for the site in December 2020, with Reserved Matters granted in October 2023, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.

Site Assessment

Spatial Area:	Eastern Area	**Settlement:**	Theale	**Parish:**	Theale

Site ID:	HSA14	**Site Address:**	Field between A340 and The Green
Use(s) proposed by site promoter	Residential	**Development Potential:**	100 dwellings

Recommendation:
The site is retained as an allocation within the Local Plan Review.

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

Discussion:

Site description:
The site is located to the west of Theale. Adjacent to the A340/A4 roundabout. The site is close to local services and facilities within Theale village and has good access to the countryside.

The site has outline (19/01172/OUTMAJ) and reserved matters (23/00790/RESMAJ) consent for 104 dwellings, and ground clearance works were in progress in February 2024.

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document (HSA DPD), and the site has both outline and reserved matters planning permissions.

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 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 Flood Zone 1. The north eastern site corner and three small areas within the north western part of the site are at risk of surface water flooding in a 1 in 1000 year event. These areas fall within a landscape buffer as identified in the site-specific policy for the site. The approved plans do not include any development within these areas.

Groundwater levels are either at or very close to surface. The SFRA has used two datasets to assess groundwater flood risk – Jacobs Groundwater Mapping and Modelling, in addition to the JBA Flood Map. The JBA flood map indicates that groundwater levels either at or very close to surface across southern half of site, and are between 0.025m and 0.5m below surface across remainder of site. However, the SFRA comments that the JBA Flood Map should not be used as the sole evidence for land use planning, and instead it should be used in combination with other data such as local and historic data. The Jacobs mapping does not show any risk to the site. The Lead Local Flood Authority have not indicated that there have been any incidences of groundwater flooding on the site.

A 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.

Heritage:
Low archaeological potential on the site.

Education:
A new primary school has been built which will accommodate existing pupil numbers and future pupil growth in the area.

There is capacity at Theale Green secondary school.

Environmental Health:

The proximity of the site to the A340/A4 junction could lead to noise and air quality issues. Mitigation measures would need to be considered at planning application stage.

No known issues of contamination.

Ecology:
No known ecological issues.

Minerals and Waste:
The site lies within a Mineral Safeguarding Area. Consideration of policy 9 of the adopted Minerals and Waste Local Plan will be required.

Utility Services

Water supply:
Thames water noted that the scale of development in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, Local Planning Authority and Thames Water to avoid planning conditions controlling the phasing of development.

An integrated water supply and drainage strategy will be required to be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater, both on and off the site. Development will need to be occupied in line with this strategy.

Wastewater network:
Thames water did not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None

Parish / Town Council:
Theale Parish Council objected to the site due to increased flood risk, increased traffic and congestion, increased air and noise pollution, unacceptable demand on medical services already under strain.

They also commented that the restriction of two storey high development is inconsistent with the specifications to ensure preservation of character.

SA/SEA 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.

Outline planning permission was granted for the site in December 2020, with Reserved Matters granted in October 2023, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.

Availability:
The site is owned by a developer and development has commenced on the site.

Achievability:
The site is under construction. There are no known legal, cost, ownership fragmentation or other delivery issues which would otherwise prevent development and delivery of the site.

Relationship to / in combination effects of other sites:
There are two sites proposed for allocation to the east of Theale for residential development.

THE1 Whitehart Meadow, High Street, Theale (100 dwellings – reduced to 40 dwellings on landscape grounds)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown or negative impact on all elements of sustainability without appropriate flood management and mitigation measures.
	9(b): To sustainably manage flood risk to people, property and the environment	**-**	The site is at risk from fluvial flooding FZ2 and there is a history of surface water flooding on the site as well as high groundwater levels.	Development would need to avoid the areas at risk of flooding. SuDS and flood management measures would be required.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures. The original proposal for 100 dwellings, included provision of a care home, which may not be possible with a smaller scheme.		
2: To improve health, safety and wellbeing	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities		There is likely to be a positive impact on health, safety and wellbeing due to the location of the site and opportunity for good design

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
and reduce inequalities	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	should the site be allocated for development.
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**?**	The site is likely to have an unknown impact on access to IT facilities, the reduced size of the site is unlikely to be of a size where it is possible to improve accessibility to It facilities. The larger scale site, may have had scope to include FTTP.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**?**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have a positive impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	The site is close to local walking and cycling links into Theale town centre, with access to bus routes along the A4 and Theale railway station		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**-**	The site likely to have a negative impact on biodiversity. The site is within a BOA and there are a number of priority habitats within the site and close to the site. There is Ancient Woodland and a SSSI within 500m of the site.	Survey work would be required with appropriate avoidance and mitigation measures. BNG would also be required.	The site is likely to have an overall neutral impact on environmental sustainability as long as appropriate mitigation measures are provided in relation to biodiversity and landscape.
	5(b): To conserve and enhance the character of the landscape	**- / 0**	The original site area would be likely to have a negative impact on the landscape. As a result of landscape work carried out the area of the site has been reduced to that which is considered appropriate in landscape terms, subject to mitigation measures.	Mitigation measures would be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on heritage assets as there are no known assets.	Survey work would be required. With possible mitigation if assets are found.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**-**	The site is likely to be negatively impacted by air quality as it is adjacent to the M4.	Survey work and mitigation measures would be required.	The site likely to have a negative impact on environmental sustainability in relation to air, water, soil and noise without adequate mitigation measures.
	6(b): To manage noise levels	**-**	The site is likely to be negatively impacted by noise as it is adjacent to the M4 and electricity pylons cross the site.	Survey work and mitigation measures would be required.	
	6(c): To maintain and improve soil quality	**?**	The site is likely to have an unknown impact on soil quality as it is adjacent to a former sewage treatment works which could have resulted in contamination.	Survey work and potentially mitigation measures would be required.	
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have an unknown or negative impact on environmental and social sustainability in relation to consumption of natural resources, particularly in relation to water resources. Mitigation measures and network upgrades are likely to be required.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact waste generation		
	8(c): To reduce water consumption and promote reuse	-	The site is likely to have a negative impact on water supply as there is limited water network capacity in this area. Development would also requires upgrades to the wastewater network	Significantly water supply infrastructure and possible wastewater upgrades would be required.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as it is mostly within a MSA.	Consideration of the mineral resource would be required through a MRA and opportunities for prior extraction would need to be considered.	
10: To support a strong,	10(a): To encourage a range of employment opportunities	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
diverse and sustainable economic base which meets identified needs.	that meet the needs of the District				
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	**Likelihood**:	**Scale:**	**Duration:**	**Timescale:**
Neutral	High	Local (Eastern Area)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations, as well as a potential negative impact on the landscape if adequate mitigation measures are not provided. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. In addition the site is adjacent to the M4, and there are electricity pylons on the site. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	Eastern Area	**Settlement:**	Theale	**Parish:**	Theale

Site ID:	THE1	**Site Address:**	Whitehart Meadow, High Street, Theale
Use(s) proposed by site promoter	Residential	**Development Potential:**	Approximately 40 dwellings

Recommendation:
The site is recommended for allocation.

Justification:

The site is adjacent to the settlement of Theale, and is close to the existing amenities of the town, the employment area at Arlington Business Park, and public transport nodes. Within the settlement hierarchy, Theale is identified as a Rural Service Centre. Rural Service Centres are larger rural settlements which offer development potential appropriate to the character and function of the settlement.

Landscape Sensitivity and Capacity Assessment concludes that development on the north western part of the site could be accommodated without compromising the separate settlement identity of Theale from Calcot.

The wider site promoted includes a small area within Flood Zone 2, however the area proposed for allocation lies within Flood Zone 1.

Overall, the site is likely to have a neutral impact on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

There are some factors and effects that would require further investigation, planning, and mitigation to ensure that the most sustainable outcomes in relation to ecology, environmental health, minerals, transport, and the timely delivery of infrastructure are achieved.

The site is within the settlement of Theale which in the settlement hierarchy, The site lies to the east of the town, on greenfield land between the existing built up area (Woodfield Way) and the M4,

Discussion:

Site description:
The site lies to the east of the town, on greenfield land between the existing built up area (Woodfield Way) and the M4. The whole site area is 8ha. The site has an extant permission for a hotel, and the access road has been constructed. A Public Right of Way (THEA/5/2) runs along part of the western site boundary and through a small part of the site, and there are connections to the countryside to the north. There is a small recreation ground to the west of the site, which contains a small play area. The site has extant permission for hotel but is being promoted for alternative uses.

The site was assessed in the 2013 Strategic Housing Land Availability Assessment (site ref was THE002) as 'potentially developable'. The site was subsequently assessed in more detail during the preparation of the Housing Site Allocations Development Plan Document, whereby the site was not recommended for allocation due to the location of the site adjacent to the M4 (and resultant noise and air quality issues), and the location of a pylon in the centre of the site. In addition, the Environment Agency strongly recommended that the site was not allocated due to majority of it being in Flood Zone 2. A sequential test would have been required to allocate the site in the Housing Site Allocations Development Plan Document. Other suitable sites with a lower risk of flooding were available in Theale and across the district, so the Council would have been unable to carry out the sequential test. There has been a successful flood risk challenge, and the area that is within Flood Zone 2 is concentrated to near a third of the site.

January 2023 HELAA conclusions:
The site is available (in single ownership, and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

Not all of the site is suitable for development - the site is adjacent to the AONB, and Landscape Sensitivity and Capacity Assessment concludes that development could only be accommodated on the north western part of the site. In addition a small part of the site is within Flood Zone 2.

There are a number of factors which would need to be investigated further to confirm that the site is developable - high voltage power lines transect the site, and assessment may be needed plus appropriate use of the land near powerlines.

A Transport Assessment will be required with nearby junctions modelled to determine impact and capacity.

Further ecological surveys will also be required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
The West Reading Landscape Sensitivity Study (2009) identifies that the northern half of the site is within the 'Englefield Wooded Farmlands', which has a medium sensitivity, whilst the southern half is within the 'Theale-Calcot Gap' which has a low sensitivity. West Berkshire Landscape Character Assessment (2019) - the site forms part of the Cold Ash Woodland and Heathland Mosaic LCA (WH4). The decreasing separation/coalescence between settlements together with the loss of gradation between settlement and countryside have been identified as key detractors in this area.

The site is fairly open land, with some tree belts and extensive areas of vegetation. The north-eastern edge of the site forms the south-western edge of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). There are high voltage pylons running diagonally across the site. The site would expand development into the existing buffer between village and the M4.

A Landscape Sensitivity and Capacity Assessment was prepared in September 2021 for the site, and this concludes that across the north western part of the site, development could be accommodated without totally compromising the separate settlement identity of Theale from Calcot subject to the following requirements:

- The developable area eastern boundary should only extend as far as the pylons.
- The developable area southern boundary should only extend as far as the stream, with the site area beyond left as undeveloped to retain the open character between Theale and Calcot. The steam should be retained as a feature and part of the open space.

Development should be limited to two storeys in height and follow the requirements as set out above under the title of landscape mitigation and contribution to green infrastructure.

Flood risk:
Nearly a third of the site lies within Flood Zone 2 (recently revised following a challenge to the Environment Agency), with the rest in Flood Zone 1.

Medium risk of fluvial flooding in area within Flood Zone 2. Low probability of fluvial flooding in area within Flood Zone 1.

The area proposed for allocation falls within Flood Zone 1 only.

There are a few small cases of low risk surface water pooling, the majority of which are in the north east corner next to the watercourse. There is high ground water 0-0.25m below the surface. This will prevent use of infiltration for Sustainable Drainage Systems.

Further information is required to fully assess the flood risk and mitigation at the site.

Highways / Transport:
No significant impact on access, aside from setting back the current road block facilities to allow access.

A Transport Assessment will be required with nearby junctions modelled to determine the highway impact and capacity. The site would access the very east end of the High Street where there are minimal traffic flows. There is a mini-roundabout at the nearby junction with Hoad Way that affords good access to the A4 and M4 J12. The capacity of the A4 near the M4 needs to be investigated further as part of the Transport Assessment.

There are regular bus and train services serving Theale.

The train station is located approximately a kilometre from the site, with services between Bedwyn, Reading and London Paddington, every 30-60 minutes bolstered in peaks. Bus stops are located on the High Street within 0.5km of the site, providing 30 minute services between Newbury and Reading.
There are opportunities for walking and cycling within Theale and to surrounding areas, with services within close proximity to the site.

Heritage:
Development would not impact upon designated heritage assets.

An archaeological assessment will be required (2004 evaluation of part of the site needs updating) to further understand archaeological potential and survival, as possible prehistoric settlement and ditches of former water meadow on site. External site boundaries follow course of pre-18th century fields. Features along their courses should be preserved (trees, hedges, banks, ditches).

Education:
The site is within the catchment of Theale CofE Primary School. The school has moved to the new site and will be able to absorb the impact of new housing already planned. It is likely therefore that, depending on the timing of additional development, that further provision may be required. It is important to note that were this development to go ahead without mitigation, existing families may be displaced and a burden to transport these families elsewhere placed upon the Council.

The site is within the catchment area of Theale Green secondary school. It is likely that this impact can be accommodated within the existing infrastructure.

Environmental Health:
The site is adjacent to the M4. Development could see a significant worsening of nitrogen dioxide and particulate matter. High risk of noise and vibration from M4 and pylons.

There is possibility of contamination due to the presence of the former sewage works to the north. Further investigation is required to identify any contamination and remediation measures.

Ecology:
There are priority habitats within the site and within a 500m radius; Ancient Woodland and Site of Special Scientific Interest within 500m of the site. The site is within a Biodiversity Opportunity Area. Up to date ecological surveys will needed to establish current site conditions and recommend mitigation measures.

Medium risk of adverse nature conservation impact identified by the Thames Valley Environmental Research Centre.

Minerals and Waste:
The majority of the site is within an existing Mineral Safeguarding Area. Consideration of mineral sterilisation issues is required. The site is approximately 630 metres from a Minerals Preferred Area at south east of Theale, proposed for mineral extraction. A Minerals Resource Assessment will be required.

Utility Services

Water supply:
Thames Water (*response for 300 odd dwellings)* have concerns regarding water supply services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development.

Wastewater network:
The scale of development/s is likely to require upgrades to the wastewater network. A housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s.

Electricity distribution:
SSE noted that there is a network of existing HV overhead lines (OHLs) and underground cable in close proximity of the site. It is highly likely that HV network reinforcement and / or secondary substation upgrade will be required. This is also dependent on capacity required at the time of connection.

National Grid note that the site is crossed by National Grid high voltage electricity transmission overhead lines. National Grid prefers that buildings are not built directly beneath its overhead lines, due to protecting the amenity of potential occupiers and for maintenance reasons. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court. National Grid, in association with David Lock Associates has produced 'A Sense of Place' guidelines, which look at how to create high quality development near overhead lines and offers practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines.

Other:
None

Parish / Town Council:
None received from Theale Parish Council.

SA/SEA summary:

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations, as well as a

potential negative impact on the landscape if adequate mitigation measures are not provided. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Availability:
The site is owned by a single developer and would be available in the next 1-5 years.

Achievability:
There are no known legal constraints at this time

Relationship to / in combination effects of other sites :
The site is directly adjacent to THE7 (former sewage works), and THE8 which is promoted for offices (designation of employment area). Part of site THE7 is proposed for allocation for residential use, however site THE8 is not proposed for allocation. The in combination effects relate to the impact on the landscape and setting of the AONB; the capacity of the local highway network; and air and noise quality.

THE7 Former Sewage Treatment Works, Blossom Lane, Theale (70 dwellings – reduced to 60)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown or negative impact on all elements of sustainability without appropriate flood management and mitigation measures.
	9(b): To sustainably manage flood risk to people, property and the environment	**? / -**	Part of the site is at risk from fluvial flooding (FZ2) and there is surface water and groundwater flood risk on the site.	Development would need to avoid the areas at risk of flooding. SuDS and flood management measures would be required.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities		There is likely to be a positive impact on health, safety and wellbeing due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have a positive impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is close to local walking and cycling links into Theale town centre, with access to bus routes along the A4 and Theale railway station		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	-	The site likely to have a negative impact on biodiversity. The site is within a BOA and there are a number of priority habitats within the site and close to the site. There is Ancient Woodland and a SSSI within 500m of the site.	Survey work would be required with appropriate avoidance and mitigation measures. BNG would also be required.	The site is likely to have an overall neutral impact on environmental sustainability as long as appropriate mitigation measures are provided in relation to biodiversity and landscape.
	5(b): To conserve and enhance the character of the landscape	- / 0	The site is considered acceptable in landscape terms, subject to mitigation	Mitigation measures would be required.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			measures set out in the landscape assessment.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on heritage assets as there are no known assets.	Survey work would be required. With possible mitigation if assets are found.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	-	The site is likely to be negatively impacted by air quality as it is adjacent to the M4.	Survey work and mitigation measures would be required.	The site likely to have a negative impact on environmental sustainability in relation to air, water, soil and noise without adequate mitigation measures.
	6(b): To manage noise levels	-	The site is likely to be negatively impacted by noise as it is adjacent to the M4 and electricity pylons cross the site.	Survey work and mitigation measures would be required.	
	6(c): To maintain and improve soil quality	?	The site is likely to have an unknown impact on soil quality as it is a former sewage treatment works which could have resulted in contamination.	Survey work and potentially mitigation measures would be required.	
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have an unknown or negative impact on environmental and social sustainability in relation to consumption of natural resources, particularly in relation to water resources. Mitigation measures and

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact waste generation		network upgrades are likely to be required.
	8(c): To reduce water consumption and promote reuse	**-**	The site is likely to have a negative impact on water supply as there is limited water network capacity in this area. Development would also requires upgrades to the wastewater network	Water supply infrastructure and possible wastewater upgrades would be required.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**?**	The site is likely to have an unknown impact on mineral consumption as has of it is within a MSA.	Consideration of the mineral resource would be required through a MRA and opportunities for prior extraction would need to be considered.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	**Likelihood**:	**Scale:**	**Duration:**	**Timescale:**
Neutral	High	Local (Eastern Area)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations, as well as a potential negative impact on the landscape if adequate mitigation measures are not provided. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	Eastern Area	**Settlement:**	Theale	**Parish:**	Theale

Site ID:	THE7	**Site Address:**	Former Theale Sewage Treatment Works, Blossom Lane, Theale, RG7 5GB
Use(s) proposed by site promoter	Residential	**Development Potential:**	Approximately 60 dwellings

Recommendation:
The site is recommended for allocation

Justification:

The site is adjacent to the settlement of, and is close to the existing amenities of the town, the employment area at Arlington Business Park, and public transport nodes. Within the settlement hierarchy, Theale is identified as a Rural Service Centre. Rural Service Centres are larger rural settlements which offer development potential appropriate to the character and function of the settlement.

Landscape Sensitivity and Capacity Assessment concludes that development across the western part of the site could be accommodated subject to mitigation measures.

Overall, the site is likely to have a neutral impact on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

There are some factors and effects that would require further investigation, planning, and mitigation to ensure that the most sustainable outcomes in relation to ecology, environmental health, minerals, transport, and the timely delivery of infrastructure are achieved.

The site is accessible to Theale which has a range of services and facilities, and there are opportunities to connect to the countryside beyond. Care is needed in the design and overall site planning so not to adversely impact on the character of the area, setting of the AONB and gap between Theale and Calcot. Issues outstanding include assessments for air and noise quality, contamination, highways, ecology, flooding, and minerals.

Potential for allocation for residential development on part of the site as long as the separate identities of Calcot and Theale can be maintained, development can be integrated into the existing settlement, and would not result in harm to the character of the area and setting of the AONB. Allocation would also be dependent on a review of the settlement boundary for Theale.

Discussion:

Site description:
The site lies to the north-east of Theale, on greenfield land (there is no evidence of built structures from the former sewage works). The site area is 4.93ha. There are public rights of way to the north and south of the site, with road connections towards the town centre, via Blossom Lane. There is a small recreation ground to the south of the site, which contains a small play area.

The site was assessed in the 2013 Strategic Housing Land Availability Assessment (Strategic Housing Land Availability Assessment, whereby the site ref was THE001) as 'potentially developable'. During the preferred options stage 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 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, There was concern that this buffer would mean that the site would then be poorly related to the existing settlement. The site was not recommended for allocation at the submission stage of the Housing Site Allocations DPD.

January 2023 HELAA conclusions:

The site is available (in single ownership with a developer as an owner), although achievability is unknown due to the high risk of contamination which could result in cost factors.

Only parts of the site are suitable - a Landscape Sensitivity and Capacity Assessment prepared in September 2021 concluded that development across the western part of the site could be considered further subject to mitigation measures. In addition part of the site falls within Flood Zone 2 and this area has shown to have flooded in the past. Residential development should be avoided in this area.

There are a number of factors which would need to be investigated further to confirm that the site is developable - high voltage power lines transect the site, and assessment may be needed plus appropriate use of the land near powerlines.

Further information required on a number of matters, including highways and ecology, before a robust decision can be made.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
The Landscape Sensitivity Study (2009) - the site is located within the south eastern corner of LLCA16A Englefield Woodland Farmlands. The area provides a strong contrast and rural landscape setting to the village. It notes that part of this area might be acceptable if the existing landscape structure is used to integrate the development and is reinforced to maintain a perceptible gap between Theale and Calcot.

A Landscape Character Assessment (LCA) carried out in 2015 noted that the site contributes to the landscape and visual setting of the AONB Sulham escarpment. Development would expand Theale into the open countryside between Theale and Calcot. It concluded that development could potentially result in harm to the natural beauty and special qualities of the AONB if the built form was readily visible from the Sulham escarpment and increased perception of the urbanisation of the landscape setting of the AONB. The LCA recommended that the site may be suitable, but the extent of development should be limited.

West Berkshire Landscape Character Assessment (2019) - the site forms part of the Cold Ash Woodland and Heathland Mosaic LCA (WH4). The decreasing separation/coalescence between settlements together with the loss of gradation between settlement and countryside have been identified as key detractors in this area. The landscape strategy is therefore to retain the individual identity of settlements and to conserve elements that mark a transition between settlement and countryside.

A Landscape Character Assessment (LCA) carried out in 2015 noted that the site contributes to the landscape and visual setting of the AONB Sulham escarpment. Development would expand Theale into the open countryside between Theale and Calcot. It concluded that development could potentially result in harm to the natural beauty and special qualities of the AONB if the built form was readily visible from the Sulham escarpment and increased perception of the urbanisation of the landscape setting of the AONB. The LCA recommended that the site may be suitable, but the extent of development should be limited.

A Landscape Sensitivity and Capacity Assessment was carried out in September 2021, and this concluded that development across the western part of the site could be considered further subject to the following requirements:

- Limit the developable area to the western part of the site.
- Retain a landscape buffer of a minimum of 15m to Blossom Lane and footpath to retain the immediate open planted landscape setting
- Additional layers of tree planting to be included in area of Green Infrastructure to the west, north and east of the site which will screen views from the AONB
- Orientate development to face onto open space off Woodfield Close whilst retaining the majority of the boundary planting
- Break up built form with substantial areas of tree planting to break up the roofscape
- Reduce density to reflect semi-rural edge of Theale in order to facilitate a positive extension to Theale, the following requirements would also be necessary:

    - Footpath access through southern boundary at eastern end linking to existing Public Right of Way (THEA/5/1)
    - Footpath access through northern boundary linking to existing Public Right of Way (THEA/14/1)
    - Buildings should be restricted to two storeys and be no higher than the adjacent dwellings as found on the outer settlement edge of Theale
    - The creation of positive green infrastructure links with the existing open space, potential development on site THE7 and the existing settlement edge of Theale

Flood risk:
The eastern part of the site lies within Flood Zone 2. There is surface water and groundwater flood risk, and there is high ground water, preventing the infiltration for Sustainable Drainage Systems. Two low risk surface water pooling cases in the centre of the site. East of the watercourse a small amount of medium risk pooling occurs.

Some 70% of site high ground water 0-0.25m below surface with a chance of emergence at significant rates. However the Jacobs groundwater Flood Risk modelling does not how the site to be at risk of groundwater emergence in either a 1 in 30 or 1 in 100 year flood event.

Further information is required to fully assess the flood risk and mitigation at the site.

The area proposed for allocation falls outside of Flood Zone 2.

Highways / Transport:
Access:
Improvements would be required to Blossom Lane to allow appropriate access to the site.

Local Highway Capacity:

Although both Blossom Lane and Crown Lane have restricted carriageway characteristics, subject to the improvements, the impact of the trips from the proposed development may not have an adverse impact on local highway capacity. There is concern regarding the impact on Blossom lane and into Theale, including the capacity of the A4 near the M4. A Transport Assessment is therefore required to evaluate traffic impact on the highway network.

Heritage:
Development would not impact upon designated heritage assets.

An archaeological assessment will be required to further understand archaeological potential and survival.

Education:
The site lies within the catchment area of Theale CofE Primary School. The school has moved to the new site and will be able to absorb the impact of new housing already planned. It is likely therefore that, depending on the timing of additional development, that further provision may be required.

The site lies within the catchment area for Theale Green Secondary School. It is likely that this impact can be accommodated within the existing infrastructure.

Environmental Health:
The site is adjacent to the M4, and development could see a significant worsening of nitrogen dioxide and particulate matter. High risk of noise and vibration from M4 and pylons. Appropriate assessments are needed for air quality and noise.

There is possibility of contamination due to the presence of the former sewage works. Appropriate assessments would be required to identify contamination and offer remediation measures.

Ecology:
There are priority habitats within the site and within a 500m radius; and Site of Special Scientific Interest within 500m of the site. The site is within a Biodiversity Opportunity Area. An area of Ancient Woodland abuts the north-eastern side of the site, with further areas of Ancient Woodland located within 500m of the site.

Up to date ecological surveys will be needed to establish current site conditions.

Medium risk of adverse nature conservation impact identified by the Thames Valley Environmental Research Centre.

Minerals and Waste:
Approximately half of site within existing Mineral Safeguarding Area. Consideration of mineral sterilisation issues is required.

The Site approximately 980m from Mineral Preferred Area: South East of Theale. A Minerals Resource Assessment will be required.

Utility Services

Water supply:
Thames Water state that the supply required for the proposed scale of development is a significant additional demand in the Water Resource area. Currently the mains that feed the Water Resource area are running close to or at capacity.

Wastewater network:
The scale of development/s is likely to require upgrades to the wastewater network. A housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s.

Electricity distribution:
There is a network of existing HV underground cable in close proximity of the site. It is likely that HV network reinforcement and / or secondary substation upgrade will be required. This is also dependent on capacity required at the time of connection

National Grid note that the site is crossed by National Grid high voltage electricity transmission overhead lines. National Grid prefers that buildings are not built directly beneath its overhead lines, due to protecting the amenity of potential occupiers and for maintenance reasons. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court. National Grid, in association with David Lock Associates has produced ‘A Sense of Place’ guidelines, which look at how to create high quality development near overhead lines and offers practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines.

Other:
None

Parish / Town Council:
None received

SA/SEA summary:

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations, as well as a potential negative impact on the landscape if adequate mitigation measures are not provided. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Availability:
The site is owned by a single private landowner. It is available in the next 1-5 years.

Achievability:
There are no known legal constraints at this time. There may be a high risk of contamination on the site which could affect viability.

Relationship to / in combination effects of other sites :
The site is directly adjacent to THE1 (Whitehart Meadow), and near to THE8 which is promoted for offices (designation of employment area). Part of site THE1 is proposed for allocation for residential use, however site THE8 is not proposed for allocation. The in combination effects relate to the impact on the landscape and setting of the AONB; the capacity of the local highway network; and air and noise quality.

Burghfield Common

HSA15 Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common (100 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change and mitigation proposed should the site come forward. Outline planning permission was granted in December 2019, with Reserved Matters granted in July 2022. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site not in an area of flood risk, although it is adjacent to an area of surface water flood risk.	Sustainable Drainage Systems (SuDs) would need to be provided.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a shale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver an element of identified need.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it seeks to meet a specific need for care home bedspaces.		
2: To improve health, safety and wellbeing	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities.		There is likely to be a positive impact on social and environmental sustainability as the site is close to open space

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
and reduce inequalities	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		facilities and local services and facilities. Outline planning permission was granted in December 2019, with Reserved Matters granted in July 2022. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	2(c):To enable the protection and enhancement of high quality multi-functional Green Infrastructure (GI) across the District	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**?**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could also provide improvements.	Mitigation measures would be required to ensure no negative impacts on road safety.	The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links. Outline planning permission was granted in December 2019, with Reserved Matters granted in July 2022. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	The site is close to public transport options. There are a number of walking and cycling options in the local area.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**-**	The site is adjacent to a Biodiversity Opportunity Area. Omer's Gully would need to be protected as would the adjacent ancient woodland, Tree Preservation Orders, and a Local Wildlife Site.	Appropriate mitigation to protected Omer's Gully would be required. Appropriate biodiversity buffers would be required. Biodiversity Net Gain would be required.	Without adequate avoidance and mitigation measures there is potential for a negative impact on environmental sustainability. Outline planning permission was granted in December 2019, with Reserved Matters granted in July 2022. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	5(b): To conserve and enhance the character of the landscape	**0**	The site is unlikely to impact on landscape .		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is unlikely to impact on air quality	Noise and air quality mitigation may be required.	The site is unlikely to impact on any elements of sustainability.
	6(b): To manage noise levels	**0**	The site is unlikely to impact on noise	Noise and air quality mitigation may be required.	
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact on PDL as the site is greenfield		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.		
8: To reduce consumption and waste of natural	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put	Proposal would be able to ensure a positive impact should the site be	The site is unlikely to impact on any elements of sustainability.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
resources and manage their use efficiently.	technologies, generation and storage		forward on the site for sustainable energy use/generation.	reallocated for development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to impact on mineral resources.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any elements of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**?**	The site would result in a loss of agricultural land, used as part of a tenant farm.	Additional land would need to be provided to the farmer.	
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Burghfield Common)	Permanent	Long term
Summary:				

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities with opportunities for walking, cycling and public transport all of which have a positive impact on sustainability. There is a potential negative impact on environmental sustainability without appropriate ecological mitigation measures. The site is greenfield which has a negative impact on environmental sustainability. Mitigation measures such as good design techniques would help to mitigate this impact. Housing development contributes towards economic sustainability in the short term during the construction stage of the site it is not seen to promote key business sectors and business development in the longer term. Development of this site would result in the loss of agricultural land, which would have an unknown impact on the farming business currently using the land. Outline planning permission was granted for the site in December 2019, with Reserved Matters granted in July 2022, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.

Site Assessment

Spatial Area:	Eastern Area	**Settlement:**	Burghfield Common	**Parish:**	Burghfield

Site ID:	HSA15	**Site Address:**	Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common
Use(s) proposed by site promoter	Residential	**Development Potential:**	Approximately 100 dwellings

Recommendation:
The site is retained as an allocation within the Local Plan Review.

Justification:
The site is well related to the existing settlement, close to local services and facilities. There are no significant issues on the site.

Discussion:

Site description:
The site is located to the north east of Burghfield Common, close to local services and facilities within the village and with good access to the countryside.

A public right of way runs along the north eastern edge of the site and would need to be protected.

The site has outline permission granted in December 2019 and reserved matters permission granted in July 2022 for 100 dwellings. Development has commenced in 2023 and is currently under construction. A site visit undertaken in February 2024 confirms that development is at an advanced stage of construction. The Council therefore proposes a main modification to remove this site from the LPR.

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document, and the site has both outline and reserved matters permissions.

Landscape:
No landscape character assessments have been carried out for this area.

Flood risk:
Within Flood Zone 1 and no risk of surface water flooding. No risk of groundwater flooding.

Anecdotal evidence suggests that there are drainage issues on the site. SUDs would need to be provided on site.

Highways / Transport:
Traffic generated from development of the site is considered to be limited, but would need to be assessed via a Transport Assessment

Appropriate sight lines could be achieved onto Clayhill Road.

There are regular bus services to Tadley, Mortimer, Mortimer railway station and Reading.

Heritage:
No known archaeology, assessment work would need to be carried out.

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

Environmental Health:
No known air quality, noise or contamination issues.

Ecology:
Omer's Gully is located within the site and would need to be protected. The site is adjacent to ancient woodland, Tree Preservation Orders and a Local Wildlife Site. Appropriate buffers would need to be provided.

Minerals and Waste:

No known issues.

Utility Services

Water supply:
Thames water noted that the scale of development in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, Local Planning Authority and Thames Water to avoid planning conditions controlling the phasing of development.

An integrated water supply and drainage strategy will be required to be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater, both on and off the site. Development will need to be occupied in line with this strategy.

Wastewater network:
Thames water did not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
The site is located within the Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield.

Parish / Town Council:
No comments were received from Burghfield Parish Council.

SA/SEA summary:
Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site is close to local services and facilities with opportunities for walking, cycling and public transport all of which have a positive impact on sustainability. There is a potential negative impact on environmental sustainability without appropriate ecological mitigation measures. The site is greenfield which has a negative impact on environmental sustainability. Mitigation measures such as good design techniques would help to mitigate this impact. Housing development contributes towards economic sustainability in the short term during the construction stage of the site it is not seen to promote key business sectors and business development in the longer term. Development of this site would result in the loss of agricultural land, which would have an unknown impact on the farming business currently using the land.

Outline planning permission was granted for the site in December 2019, with Reserved Matters granted in July 2022, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.

Availability:
The site is owned by a developer and development has commenced on the site.

Achievability:
Development is under construction. There are no known legal, cost, ownership fragmentation or other delivery issues which would otherwise prevent development and delivery of the site.

Relationship to / in combination effects of other sites :
None. Development that results in an increase in the resident population is restricted within the DEPZ.

Woolhampton

MID4 Land north of A4 Bath Road, Junction of New Hill Road, Woolhampton (up to 20 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is unlikely to impact on flood risk as there are no flood risks on the site.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The site is unlikely to impact on healthy, active lifestyles as it is some distance from recreation facilities.		There is likely to be a neutral impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the limited services and facilities in Woolhampton		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have a positive impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is close to local walking and cycling links, with access to bus routes along the A4.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site likely to have an unknown impact on biodiversity as it is adjacent to ancient woodland and LWS.	Survey work would be required with appropriate avoidance and mitigation measures. BNG would also be required.	The site is unlikely to have an neutral impact on environmental sustainability.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on landscape		
	5(c): To protect or, conserve and enhance the built and	0	The site is unlikely to impact on heritage assets as there are no known assets.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	historic environment to include sustaining the significant interest of heritage assets				
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**?**	The site is likely to have an unknown impact on air pollution as it is adjacent to the A4	Survey work and mitigation measures would be required.	The site likely to have a negative impact on environmental sustainability in relation to air, water, soil and noise without adequate mitigation measures.
	6(b): To manage noise levels	**?**	The site is likely to have an unknown impact on air pollution as it is adjacent to the A4	Survey work and mitigation measures would be required.	
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality.	Survey work and potentially mitigation measures would be required.	
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have an unknown impact on environmental and social sustainability in relation to consumption of natural resources. Measures relating to energy use may result in a positive impact if they are included within any proposals coming forward on the site.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**?**	The site is likely to have an unknown impact on mineral consumption as it is with a MSA	Consideration of the mineral resource would be required through a MRA and opportunities for prior extraction would need to be considered.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	**Likelihood**:	**Scale:**	**Duration:**	**Timescale:**
Neutral	High	Local (Eastern Area)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	Eastern Area	**Settlement:**	Woolhampton	**Parish:**	Midgham

Site ID:	MID4	**Site Address:**	Land north of the A4 Bath Road, junction of New Hill Road, Woolhampton
Use(s) proposed by site promoter	Residential	**Development Potential:**	Approximately16 dwellings

Recommendation:
The site is recommended for allocation

Justification:
The site is well related to the existing settlement of Woolhampton and is within close proximity to a limited number of services and facilities. A small number of dwellings would be in keeping with the size and function of Woolhampton as a Service Village.

The Sustainability Appraisal (SA) / Strategic Environmental Assessment (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.

Nevertheless, there are some factors and effects that will require further investigation, planning and mitigation to ensure the most sustainable outcomes in relation to ecology, education, environmental health and minerals, and to ensure utilities are made available in a timely manner.

Discussion:

Site description:
The site is located on the western edge of Woolhampton village, and is greenfield land as the site was in use as a paddock and there are no built structures within the site.

The gradient of the site falls away to the south. It is bounded by New Road Hill to the east, and the A4 Bath Road to the south. There is linear residential development to the north and east of the site, and the properties are detached and set within large plots.

The Bath Road frontage includes allotments, a community hall and linear residential development. There is a block of ancient woodland to the west of the site known as Great Mounts Copse.

The northern, eastern and southern site boundaries adjoin the settlement boundary of Woolhampton.

January 2023 HELAA conclusions:

The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

An ancient woodland (Great Mounts Copse) is immediately adjacent to site, suitability of site depends on appropriate avoidance and mitigation measures. A buffer will be required between the ancient woodland and development.

There are a number of factors which would need to be investigated further to confirm that the site is developable - further landscape assessment required, and high risk of adverse nature conservation impacts and further ecological studies required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
The site significantly slopes down in a north to south direction. There is existing residential development to the east and north of the site. The western boundary of the site nearby open countryside is well screened by mature trees.

Flood risk:
None.

Highways / Transport:
No significant impact expected on local highway capacity.

A recent planning application for 16 dwellings on the site proposed a single access from the A4 Bath Road, and the Council's Highways Team did not raise any objection to this.

Heritage:
There are no designated heritage assets within or adjacent to the site. A desk-based assessment to better understand archaeological potential and survival will be required. Fieldwork techniques to better understand the Mesolithic potential may be necessary. Such an assessment would be required to accompany any future planning application.

Education:
The site is within the catchment for Brimpton Church of England Primary School, which is located c.2.6km away from the site. The scale of development would be absorbed into the catchment population.

In terms of secondary provision, the school is within the catchment for the Kennet School which is located c. 4.6km away in Thatcham. It is likely that the impact from development can be accommodated within the existing infrastructure.

Environmental Health:
Site not contaminated. Possible impact (noise / pollution) from nearby A4. However, with appropriate design and layout it is considered that the impacts should be minimised.

Ecology:
The site lies adjacent to a block of ancient woodland. An appropriate buffer of at least 15 metres between any development and ancient woodland will be required.

The ancient woodland is also designated as a Local Wildlife Site. High risk of adverse nature conservation impact identified by the Thames Valley Environmental Research Centre. Development has the potential to have a high risk of adverse impacts. Further assessment will be required to determine the necessary mitigation and enhancement measures.

The site is not located within a Nutrient Neutral Zone.

Minerals and Waste:
Site within an existing and proposed Mineral Safeguarding Area. Consideration of mineral sterilisation issues is required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged. A Minerals Resource Assessment will be required to support any future planning application.

Utility Services:

Water supply:
Thames Water have commented that on the information available to date they do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.

Wastewater network:
The scale of development/s is likely to require upgrades to the wastewater network. They are recommending an agreed housing infrastructure phasing plan to ensure development does not outpace delivery of essential network upgrades that are required in advance of occupancy.

Electricity network:
Scottish and Southern Electric have commented that there is a network of existing high voltage (HV) overhead lines and underground cable in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade will be required.

Gas network:
The site is not underlain by a high pressure gas transmission pipeline.

Other:
None.

Parish / Town Council:
No comments were received from Woolhampton Parish Councils. Midgham Parish Council's representation to the consultation on the draft emerging (Regulation 18) LPR objected to the inclusion of the site as a proposed allocation due to the greenfield nature of the site, access concerns, and ribbon development.

SA/SEA summary:

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations. A number of

unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Availability:
The site is in a single landownership and is available immediately.

Achievability:
There are no legal constraints.

Relationship to / in combination effects of other sites :
Two other sites were promoted in Woolhampton Parish. These were assessed to be 'not developable within the next 15 years' in the HELAA.

The site lies c. 4km from Thatcham where it is proposed to include a strategic site allocation to the north east of the town. This will potentially increase the services and facilities (for example a new secondary school, new primary schools, employment floorspace, and sport/recreational facilities) available to surrounding settlements, like Woolhampton.

AONB

Lambourn

HSA19 Land adjoining Lynch Lane, Lambourn (60 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change and mitigation proposed should the site come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	**-**	92% of the site lies within Flood Zone 1, with the remaining 8% falling within Flood Zone 3b (along the eastern edge of the site). 2% of the site lies within an area at risk of surface water flooding in a 1 in 100-year flood event. 6% of the site lies within an area at risk of surface water flooding in a 1 in 1000-year flood event. Groundwater levels lie between 0.5m and 5m below ground level during a 1 in 100-year flood event. Jacobs groundwater modelling, which indicates where groundwater could be near the ground surface, indicates that the site is at risk of groundwater emergence in a 1 in 30 year event. The north and west of the site are	A Flood Risk Assessment (FRA) and appropriate mitigation including Sustainable Drainage Systems (SuDs) SUDs would need to be provided. Development would need to take place outside of the areas within the flood zone.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			identified as having been affected by groundwater flooding during the Winter 2013/2014 flood event.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a shale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver an element of identified need.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it seeks to meet a specific need for care home bedspaces.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	+	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities.		There is likely to be a positive impact on social and environmental sustainability as the site is close to open space facilities and local services and facilities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		
	2(c): To enable the protection and enhancement of high quality multi-functional Green Infrastructure (GI) across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**?**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns but could also provide improvements.	Mitigation measures would be required to ensure no negative impacts on road safety.	The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	There are a number of walking and cycling options in the local area. There are limited public transport options in Lambourn.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**-**	The site is adjacent to the River Lambourn, a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Development would lead to a loss of Grade 2 and 4 agricultural land.	Full Ecological surveys would be required. Development would need to prove that it would not cause harm to the River Lambourn SSSI/SAC. Biodiversity Net Gain would be required.	Without adequate avoidance and mitigation measures there is potential for a negative impact on environmental sustainability.
	5(b): To conserve and enhance the character of the landscape	**-**	The site is located in the AONB.	The Landscape assessment indicates that the site is suitable for development, subject to mitigation measures.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**?**	The site is in an area of high archaeological potential. Further work would be required to determine the impact on the historic environment.	Further work, and necessary mitigation measures required.	
6: To protect and improve air, water and soil quality, and minimise noise levels	6(a): To reduce air pollution	**0**	The site is unlikely to impact on air quality	Noise and air quality mitigation may be required.	The site is likely to have an overall neutral impact on environmental sustainability, however, there is potential for a negative impact on
	6(b): To manage noise levels	**0**	The site is unlikely to impact on noise	Noise and air quality mitigation may be required.	
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
throughout West Berkshire.	6(d): To maintain and improve water quality	-	The site has potential for a negative impact on water quality without adequate mitigation measures as the site is in the Nutrient Neutrality Zone (NNZ)	Nutrient Neutrality mitigation would be required.	water quality as the site is located within the NNZ.
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is unlikely to impact on any elements of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is unlikely to impact on mineral resources.		
10: To support a strong, diverse and sustainable	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any elements of sustainability.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
economic base which meets identified needs.	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Lambourn)	Permanent	Long term
Summary:				
There are no significant sustainability identified with the 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 provided, including those set out within the Landscape Assessment, the impact will be mitigated. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.				

Site Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn

Site ID:	HSA19	Site Address:	Land adjoining Lynch Lane, Lambourn
Use(s) proposed by site promoter	Residential	Development Potential:	Approximately 60 dwellings

Recommendation:
The site is retained as an allocation within the Local Plan Review.

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.

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.

Discussion:

Site description:
The site is located to the north of Lambourn. Close to local services and facilities including good access to the open countryside.

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document.

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 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.

Flood risk:
Within Flood Zone 1 and not at risk of surface water flooding.

The JBA groundwater flood map indicates that groundwater levels between 0.025m and 0.5m below surface. The JBA groundwater flood map illustrates the likelihood of the water table reaching a certain depth below the surface. It does not delineate areas that are likely to flood above ground. It is therefore not directly comparable to other 'sequential' flood mapping like Flood Zones and Risk of Surface Water Flooding.

The SFRA identifies that the map should be used in combination with other information such as local or historic data, and should not be used as sole evidence for any specific land use planning.

Jacobs groundwater modelling, which indicates where groundwater could be near the ground surface, indicates that the site is at risk of groundwater emergence in a 1 in 30 year event. The north and west of the site are identified as having been affected by groundwater flooding during the Winter 2013/2014 flood event.

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.

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

Heritage:
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.

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.

In addition, development will need to be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected. The final developable area of the site could therefore reduce the developable area.

The site lies within the hydrological catchment of the River Lambourn SAC Nutrient Neutrality Zone. Development must demonstrate nutrient neutrality. A HRA will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation will need to be operational and in place prior to any nutrient pollution being discharged.

Minerals and Waste:
The site is partially underlain by gravel deposits. Regard must be given to the West Berkshire Minerals and Waste Local Plan.

No known waste issues in relation to land use planning.

Utility Services

Water supply:
Thames water noted that the scale of development in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, Local Planning Authority and Thames Water to avoid planning conditions controlling the phasing of development.

An integrated water supply and drainage strategy will be required to be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater., both on and off the site. Development will need to be occupied in line with this strategy.

Wastewater network:
Thames water did not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:

None.

Parish / Town Council:
Lambourn Parish Council noted that the policy in the Local Plan Review has not changed since the Housing Site Allocations DPD (2006-2026) was adopted in 2017. Many of the concerns about development of the site are addressed in it. Lambourn Parish Council expected those criteria/conditions to be adhered to and would like consideration to be given to the recommendations in the Lambourn Landscape Character Assessment.

SA/SEA summary:
There are no significant sustainability issues with this site. The site is well related to local services and facilities within the village, including the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. Potential negative impacts could occur in relation to the environmental sustainability due to the site's location within the AONB and the proximity of the site to the SSSI and SAC. As long as appropriate mitigation measures are introduced, including those set out within the Landscape Assessment, the impact should be mitigated. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.

Availability:
The site is owned by a developer who has confirmed that the site is available.

Achievability:
There are no known legal, cost, ownership fragmentation or other delivery issues which would otherwise prevent development and delivery of the site.

Relationship to / in combination effects of other sites:
HSA20 is located to the south east of Lambourn off Newbury Road.

HSA20 Land at Newbury Road, Lambourn (5 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change and mitigation proposed should the site come forward. Planning permission granted in September 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	9(b): To sustainably manage flood risk to people, property and the environment	-	Within Flood Zone 1, and not at risk of surface water flooding. Groundwater levels between 0.025m and 0.5m below surface. Jacobs groundwater modelling indicates that the site is at risk of groundwater emergence in a 1 in 30 year event. The Lead Local Flood Authority have not indicated that there have been any incidences of groundwater flooding on the site.	A Flood Risk Assessment and appropriate mitigation including Sustainable Drainage Systems (SUDs) would need to be provided.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver an element of identified need.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it seeks to meet a specific need for care home bedspaces.		
2: To improve health, safety and wellbeing	2(a): To support healthy, active lifestyles	+	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities.		There is likely to be a positive impact on social and environmental sustainability as the site is

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
and reduce inequalities	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		close to open space facilities and local services and facilities. Planning permission granted in September 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	2(c):To enable the protection and enhancement of high quality multi-functional Green Infrastructure (GI) across the District	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**?**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns but could also provide improvements.	Mitigation measures would be required to ensure no negative impacts on road safety.	The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links. Planning permission granted in September 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	There are a number of walking and cycling options in the local area. There are limited public transport options in Lambourn.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The site is unlikely to impact on biodiversity and geodiversity.	Biodiversity Net Gain would be required.	Without adequate avoidance and mitigation measures there is potential for a negative impact on environmental sustainability. Planning permission granted in September 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	5(b): To conserve and enhance the character of the landscape	**-**	The site is located in the AONB.	The Landscape assessment indicates that part of the site is suitable for development, subject to mitigation measures.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**?**	The site is in an area of high archaeological potential. Further work would be required to determined the impact on the historic environment.	Further work, and necessary mitigation measures required.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is unlikely to impact on air quality	Noise and air quality mitigation may be required.	The site is likely to have an overall neutral impact on environmental sustainability, however, there is potential for a negative impact on water quality as the site is located within the NNZ. Planning permission granted in September 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	6(b): To manage noise levels	**0**	The site is unlikely to impact on noise	Noise and air quality mitigation may be required.	
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**-**	The site has potential for a negative impact on water quality without adequate mitigation measures as the site is in the Nutrient Neutrality Zone (NNZ)	Nutrient Neutrality mitigation would be required.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact on PDL as the site is greenfield		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is unlikely to impact on any elements of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to impact on mineral resources.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any elements of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Lambourn)	Permanent	Long term
Summary:				
Overall there are no significant sustainability issues with this site and it is likely to have a predominantly neutral effect on sustainability. The site is well related to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability. Potential negative impacts could occur in relation to the				

environmental sustainability due to the greenfield nature of the site and its location within the AONB. As long as appropriate mitigation measures are introduced, including those set out within the Landscape Sensitivity Assessment, the impact should be mitigated and deliver positive effects on sustainability. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.

Planning permission was granted for the site in September 2021, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.

Site Assessment

Spatial Area:	AONB	**Settlement:**	Lambourn	**Parish:**	Lambourn

Site ID:	HSA20	**Site Address:**	Land at Newbury Road, Lambourn
Use(s) proposed by site promoter	Residential	**Development Potential:**	Approximately 5 dwellings

Recommendation:
The site is retained as an allocation within the Local Plan Review.

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.

The site has full planning permission (20/00972/FULMAJ) for 8 dwellings granted in September 2021. A planning application for a smaller quantum of development for 5 dwellings (22/00277/FULMAJ) was submitted and validated in February 2022 and is currently pending termination.

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document.

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:
Within Flood Zone 1, and not at risk of surface water flooding.

Groundwater levels between 0.025m and 0.5m below surface. Jacobs groundwater modelling indicates that the site is at risk of groundwater emergence in a 1 in 30 year event. The Lead Local Flood Authority have not indicated that there have been any incidences of groundwater flooding on the site.

Jacobs groundwater modelling, which indicates where groundwater could be near the ground surface, indicates that the site is at risk of groundwater emergence in a 1 in 30 year event. The north and west of the site are identified as having been affected by groundwater flooding during the Winter 2013/2014 flood event.

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

Heritage:
No known issues. Further investigation would be required as part of any planning application, in the form of a geophysical survey followed by trial trenching. Historic England supports such a requirement.

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.

Ecology:
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.

The site lies within the hydrological catchment of the River Lambourn SAC Nutrient Neutrality Zone. Development must demonstrate nutrient neutrality. A HRA will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation will need to be operational and in place prior to any nutrient pollution being discharged.

Minerals and Waste:
No known issues.

Utility Services

Water supply:
Thames water did not envisage infrastructure concerns regarding water supply network infrastructure in relation to this site.

An integrated water supply and drainage strategy will be required to be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater, both on and off the site. Development will need to be occupied in line with this strategy.

Wastewater network:
Thames water did not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site.

An integrated water supply and drainage strategy will be required to be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater, both on and off the site. Development will need to be occupied in line with this strategy.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None

Parish / Town Council:
Lambourn NDP Steering Group supports the development parameters in relation to landscape and visual impact of development.

Lambourn Parish Council made comments to the planning permission (20/00972/FULMAJ) for 8 dwellings which was granted in September 2021.

SA/SEA summary:
Overall there are no significant sustainability issues with this site and it is likely to have a predominantly neutral effect on sustainability. The site is well related to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability. Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site and its location within the AONB. As long as appropriate mitigation measures are introduced, including those set out within the Landscape Sensitivity Assessment, the impact should be mitigated and deliver positive effects on sustainability. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.

Planning permission was granted for the site in September 2021, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.

Availability:
The site is in a single ownership and there is an option agreement with a developer and is available immediately.

Achievability:
The site has full planning permission, and an application for an alternative scheme is pending consideration. There are no known legal, cost, ownership fragmentation or other delivery issues which would otherwise prevent development and delivery of the site.

Relationship to / in combination effects of other sites:
Land adjoining Lynch Lane, Lambourn is located to the north west of Lambourn.

Pangbourne

PAN8 Land north of Pangbourne Hill, Pangbourne (25 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change measures and mitigation proposed should the site come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is not at risk of flooding		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it of a scale to provide a mix of housing types and tenures		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities within the village.		There is likely to be a positive impact on social sustainability due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels of fear of crime and anti-social behaviour.		
	2(c):To enable the protection and enhancement of high	**?**	This is likely to be an unknown impact on GI as it would depend on what GI	Policies in the plan require consideration of	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	quality multi-functional GI across the District		would be proposed as part of the development should the site be allocated.	GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to have an impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns but could also provide improvements.		The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	There is likely to be a positive impact as the site is close to local walking and cycling opportunities, with local bus routes passing close to the site.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is likely to have an unknown impact on biodiversity as there is the possibility of protected species on the site.	Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species are not adversely affected. Biodiversity Net Gain would be required.	Without adequate avoidance and mitigation measures there is potential for a negative impact on environmental sustainability.
	5(b): To conserve and enhance the character of the landscape	-	The site is within the AONB and has the potential to impact negatively on the landscape. Only part of the site is	The Landscape Assessment indicates that only part of the site is considered	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			considered acceptable for development.	appropriate for development. Mitigation measures would be required to ensure no negative impacts on landscape character.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is unlikely to impact on air pollution		The site is likely to have an overall neutral impact on environmental sustainability.
	6(b): To manage noise levels in main settlements	**0**	The site is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The is likely to have a negative impact on PDL as the site is greenfield		The site is unlikely to impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is likely to have an unknown impact on environmental and social sustainability in relation to consumption of natural resources.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to have an impact on mineral consumption		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any element of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Newbury)	Permanent	Long term
Summary:				
There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape character. Suitable mitigation, including a reduction in the developable area of the site, would result in an overall neutral impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.				

Site Assessment

Spatial Area:	North Wessex Downs AONB	**Settlement:**	Pangbourne	**Parish:**	Pangbourne

Site ID:	PAN8	**Site Address:**	Land north of Pangbourne Hill, Pangbourne
Use(s) proposed by site promoter	Residential	**Development Potential:**	Approximately 25 dwellings

Recommendation:
The site is recommended for allocation

Justification:
In principle, part of the site is suitable for development. A Landscape Sensitivity and Capacity Assessment has recommended that part of the site would be acceptable for development without resulting in harm to the National Landscape (AONB).

The site is located adjacent to the settlement of Pangbourne, and is close to local services, facilities, and public transport nodes. Within the settlement hierarchy, Pangbourne is identified as a Rural Service Centre. Rural Service Centres are larger rural settlements and offer development potential appropriate to the character and function of the settlement.

Since the 2023 HELAA assessment which assessed the site as not being developable further information has been submitted relating to the impact on the local highway network. Subject to further surveys and mitigation the Local Highways Authority has not advised against the scheme.

Discussion:

Site description:
The site lies to the west of Pangbourne, north of Sheffield Close, a completed housing allocation in the Housing Site Allocations Development Plan Document. The site is close to local services and facilities (including shops and public transport links). The site lies within the North Wessex Downs National Landscape (AONB).

The whole site comprises pasture/agricultural land.

January 2023 HELAA conclusions:
The site is available (in single ownership). The site was not considered suitable, and therefore the achievability was not assessed. However, there are no known market, legal, cost, ownership fragmentation or delivery issues.

Development would impact upon local highway network.

Development on the whole site would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.

Concerns that development will result in harm to the natural beauty and special qualities of the AONB.

The 2023 HELAA concluded that the site was not suitable.

Landscape:
Within the West Berkshire Landscape Character Assessment (2019), the site is identified as falling within the Ashampstead Wooded Downland LCA (WD3). It notes that a key detractor in the area is ongoing development pressure which may lead to the suburbanisation and degradation of the distinct character of the existing rural settlements and their wider rural context. This is primarily an issue on the edges of the character area, close to the larger settlements such as Pangbourne.

A 2020 Landscape Sensitivity and Capacity Assessment commented that development of the whole site would not be in keeping with the pattern of development in the local area, and that development on higher ground could have a detrimental impact on the AONB, including on development free views from the Chilterns AONB. Development on the lower eastern slopes would be less intrusive. The whole site includes an area on the open valley side above 75m AOD, which is not a characteristic location for development within Pangbourne.

The assessment recommends that in order to maintain the open upper valley side only the lower parts of the site below 70m AOD could be developed without damaging the natural beauty of the AONB. Mitigation, such as buffer planting and a lower density development, is also recommended.

Flood risk:
The site is within Flood Zone 1 whereby there is a low probability of fluvial flooding.

A minor surface water flow path, located through the centre of the site, will need to be managed with swales/ditches through centre of the site.

The site is not at risk from groundwater flooding.

Highways / Transport:
Further information was submitted as part of a pre-application enquiry for 40 dwellings, since the assessment under the 2023 HELAA. The comments on local highway capacity reflect the advice provided.

Access:
Vehicular access can be obtained via Sheffield Close, the development of circa 40 dwellings under construction to the south. There are also footway links through the site and along Pangbourne Hill.

Local Highway Capacity:
It is noted that the Local Highway Authority did provide views to the Reg 18 HELAA draft submission for this site (PAN8) stating that further development from Pangbourne Hill would be unacceptable due to its impact on the A340 / Pangbourne Hill junction. With further information submitted and considered this view could now be difficult to sustain. Should a planning application be submitted, it is recommended that the following be submitted in our view:

- Updated speed surveys fronting the access onto Pangbourne Hill, with any required adjustments to sight lines provided.
- A Junction 10 PICADY traffic model submitted for the access onto Pangbourne Hill

Strategic Road Network:
National Highways have advised that individually the site would unlikely materially impact the operation of the strategic road network.

Heritage:
Development on site would not lead to harm or loss of significance to any designated heritage assets or lead to harm to undesignated heritage assets.

Regarding archaeological assets an evaluation undertaken on land to the south was negative, but the size of the plot justifies further work. A desk-based assessment to better understand the archaeological potential and survival is required, followed by a phased investigation if necessary.

Education:
(based on 84 dwellings) The site is within the catchment for Pangbourne Primary School. This scale of development would be absorbed into the catchment population. The school could not accommodate any further development than this, based on current forecasts. The travel distance is likely to incur transport costs as it is beyond the Home to School transport thresholds.

The site is within the catchment for Theale Green Secondary School. The impact of development can be accommodated within the existing infrastructure.

Environmental Health:
Development unlikely to result in adverse impact/worsening of air quality. There is a low risk of contamination. There is a low risk of noise and vibration problems to future occupants.

Ecology:
Within 500m of the site are a priority habitat (as well as being within the site), priority species, European protected species, and a Site of Special Scientific Interest Impact Risk Zone. There are no ancient woodland, statutory or non-statutory sites within 500m.

The site is within the Impact Risk Zone of Sulham Woods Site of Special Scientific Interested.

Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.

Minerals and Waste:
The site is not allocated or safeguarded in the adopted Minerals and Waste Local Plan.

Utility Services

Water supply:
Thames Water do not envisage infrastructure concerns regarding water supply in relation to the site.
The proposed development is located in SPZ1 of Pangbourne groundwater source.

Wastewater network:
Thames Water do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to the site.

Electricity distribution:

There is a network of existing HV overhead lines (OHLs) (and Pangbourne primary s/s) in close proximity of the site. It highly likely that HV network reinforcement and /or secondary substation upgrade will be required depending on the customer demand. In addition, OHLs will require diverting if works planned within immediate vicinity of line.

Gas network:
The site is not underlain by a high pressure gas transmission pipeline.

Other:
N/A

Parish / Town Council:
Pleased that all remaining sites in the HELAA are identified as being unsuitable. The Parish Council strongly believes that development of any of the sites would be to the detriment of the AONB, set a precedent for erosion of the settlement boundary and lead to further pressure on services within the village, in particular highways and parking.

SA/SEA summary:
The site is likely to have an overall neutral impact on sustainability. There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing need as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape character. Suitable mitigation, including a reduction in the developable area of the site, would result in an overall neutral 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.

Availability:
The site is available. It is within single ownership, and the landowner wishes to see the site developed. Following grant of planning permission, the site will be sold to a housebuilder.

There are no disclosed legal issues that would prevent development

Achievability:
No known issues.

Relationship to / in combination effects of other sites:
Seven sites in Pangbourne were assessed through the HELAA. Six sites were assessed as ‘not being developable within the next 15 years’ and were not considered any further through the site selection work. The remaining site assessed as having potential, at Pangbourne Boat Club is located partly within the settlement boundary. However, the whole site is at risk of flooding, being adjacent to the River Thames.

Bradfield Southend

BRAD2 Crackwillow House & Village Montessori Nursery School, Cock Lane, Bradfield Southend (8 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is unlikely to impact on flood risk as there are no flood risks on the site. A water course runs along the NW boundary of the site.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The site is unlikely to impact on healthy, active lifestyles as it is some distance from recreation facilities.		There is likely to be a neutral impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the limited services and facilities in Bradfield Southend		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	?	The impact of the site is unknown in relation to walking and cycling and public transport as there are limited opportunities for walking/cycling with a limited bus service.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation a small part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include	0	The site is unlikely to impact on heritage assets as there are no known assets.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	sustaining the significant interest of heritage assets				
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is unlikely to have an impact on air quality		The site unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	**0**	The site is unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is unlikely to impact on any element of sustainability in relation to natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0 / ?**	The site is unlikely to have an impact on water consumption, however there are some concerns regarding waste water capacity.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to have an impact on consumption of minerals.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	**Likelihood**:	**Scale:**	**Duration:**	**Timescale:**
Neutral	High	Local (AONB)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site may be suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	North Wessex Downs AONB	**Settlement:**	Bradfield Southend	**Parish:**	Bradfield

Site ID:	BRAD2	**Site Address:**	Crackwillow House & Village Montessori Nursery School, Cock Lane, Bradfield Southend
Use(s) proposed by site promoter	Residential	**Development Potential:**	Up to 8 dwellings but known issues exist which may reduce this number

Recommendation:
The site is not recommended for allocation.

Justification:
It is acknowledged that in principle, part of the site has potential for development in landscape terms in conjunction with BRAD3. However its potential for allocation needs to be considered alongside potential development on BRAD5 due to the concern about the cumulative impact on the AONB in this location. The AONB Unit and Natural England have advised that BRAD5 is considered the most appropriate in landscape terms.

Furthermore, given the placing of Bradfield Southend within the settlement hierarchy, it is considered that the development of this site alongside others in Bradfield Southend would be too great for the village. In particular, there is already an existing allocation in the HSA DPD which is very close to BRAD2.

There is a covenant on the site and this may impact upon the availability of the site. This is not an issue affecting the preferred site for allocation.

Discussion:

Site description:
The site lies on the north western side of Bradfield Southend. The village is identified as a Service Village in the settlement hierarchy. The site comprises of a dwelling house and garden, as well as a nursery school. The dwelling house and garden lie outside of the settlement boundary, whilst the nursery school lies within the settlement boundary whereby there is a presumption in favour of development.

There is agricultural land to the north, west, and south of the site. Residential development lies to the east.

Bradfield Southend is identified as a Service Village in the settlement hierarchy and lies within the North Wessex Downs Area of Outstanding Natural Beauty.

January 2023 HELAA conclusions:
Availability and achievability are unknown as there is a restrictive covenant on the land for housebuilding.

Part of the site is located within the settlement boundary where there is a presumption in favour of development. Part of site at risk of surface water flooding and this will reduce the developable area of the site.

There are a number of factors which would need to be investigated further to confirm that the site is developable - further information is required on landscape and ecology.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
The site lies within the AONB.

A 2014 Landscape Capacity Assessment (LCA) was carried out on a site which included the westernmost part of BRAD2 (the site had the ref BRS005 in the 2014 LCA). It advised that development on the majority of the site would result in harm to the natural beauty and special qualities of the AONB. It did however advise that there is scope for a very limited amount of development but this area is outside of the redline boundary for BRAD2.

The AONB Unit and Natural England have commented that there is potential for development in part. The site is well contained in part; therefore, development should not encroach beyond that of the existing line of development which would round off the northern corner of the settlement without impacting on its character and settlement pattern. However, they go on to advise that given the size of Bradfield Southend they would recommend that if required/needed only one site be brought forward for allocation. Their preference would be part of BRAD5.

Flood risk:
Low fluvial flood risk. There is a high risk area of surface flow flooding from existing watercourse which can be mitigated for, but will reduce the overall developable area.

Highways / Transport:
Speed survey required due to nearby location of speed limit change from 60mph. due to nearby location of speed limit change from 60mph

On its own, the site would not impact on the local highway capacity. However, in combination with other sites accessing on to Cock Lane could be mean capacity is reached.

Heritage:
No impacts.

Education:
The site is within the catchment for Bradfield Primary School and Theale Green Secondary School. The impact of development can be accommodated within these schools.

Environmental Health:
The site is greenfield and there are no known contamination issues. Development unlikely to impact upon air quality. No risk of noise of vibration problems to future residents.

Ecology:
There are no statutory designations within or adjacent to the site. The site does not fall within a Nutrient Neutrality Zone. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species on the site.

Minerals and Waste:
No impact.

Utility Services

Water supply:
No issues.

Wastewater network:
The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

Electricity network:
There is a network of existing high voltage (HV) overhead lines (OHLs) in close proximity of the site. It is highly likely that HV network reinforcement will be required. In addition, OHLs will require diverting if works planned within immediate vicinity of line. In addition, the combined development at Benham and other areas which are fed from a common primary substation could potentially trigger some 33 kV circuit reinforcement.

Gas network:
The site is not underlain by a high pressure gas transmission pipeline.

Other:
None.

Parish / Town Council:
Site runs down to a stream in the valley bottom. Access to and from the site onto the narrow road of Cock Lane potentially dangerous. Access onto the narrow country lane of Stanford Road also dangerous
Access to the nearest main road, South End Road, along Cock Lane, fraught with hazard. Cock Lane is a narrow carriageway with potentially four blind corners to oncoming traffic, one where the Primary School is situated that is already an issue locally, particularly at school times when the area is grid locked with parked cars and travel along this road is severely restricted (and avoided by locals currently).

SA/SEA summary:

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site may be suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Availability:

Site is in the ownership of two parties with restrictive covenants but available within 1 to 5 years according to promoter. The site comprises of a dwelling and nursery school and it is unknown if there are arrangements to relocate them. Availability is considered to be unknown.

Achievability:
Given the restrictive covenant achievability is considered to be unknown.

Relationship to / in combination effects of other sites :
The site is due north of site BRAD 3 and to the east of BRAD5. In total seven sites were promoted through the HELAA in Bradfield Southend. Two were assessed as 'not developable within 15 years'.

The in combination effects are of concern to the utilities, highways, and landscape considerations.

BRAD3 Land south of Crackwillow House & south of Trotman Cottages, Health Road, Bradfield Southend (up to 4 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is unlikely to impact on flood risk as there are no flood risks on the site.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**-**	The site is likely to have a negative impact as it is not of a scale to provide affordable housing as part of the development.		There is likely to be a negative impact on social sustainability as the policy may not be of a scale to provide affordable housing or a mix of housing type and mix.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**-**	The site is likely to have a negative impact as it not of a scale to provide a range of housing types and tenure.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The site is unlikely to impact on healthy, active lifestyles as it is some distance from recreation facilities.		There is likely to be a neutral impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c):To enable the protection and enhancement of high	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of	Policies in the plan requires consideration of GI, therefore, should the	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	quality multi-functional GI across the District		the development should the site be allocated.	site be allocated consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The site is likely to have a positive impact on access to community facilities as it is well located for the limited services and facilities in Bradfield Southend		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**? / -**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements. Access to the site could only be delivered via BRAD2 leading to access concerns for the site.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**?**	The impact of the site is unknown in relation to walking and cycling and public transport as there are limited opportunities for walking/cycling with a limited bus service.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The site is unlikely to impact on biodiversity.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	**-**	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation a small part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on heritage assets as there are no known assets.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The site is unlikely to have an impact on air quality		The site unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	0	The site is unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is unlikely to impact on any element of sustainability in relation to natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(c): To reduce water consumption and promote reuse	**0 / ?**	The site is unlikely to have an impact on water consumption, however there are some concerns regarding waste water capacity.		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to have an impact on consumption of minerals.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (AONB)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB and in relation to the provision of affordable housing and the type and mix of housing as the site is too small in scale to deliver affordable housing or a range of housing types and mix. Landscape work states that part of the site may be suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	North Wessex Downs AONB	**Settlement:**	Bradfield Southend	**Parish:**	Bradfield

Site ID:	BRAD3	**Site Address:**	Land south of Crackwillow House & south of Trotman Cottages, Cock Lane, Bradfield Southend
Use(s) proposed by site promoter	Residential	**Development Potential:**	Up to 4 dwellings but known issues exist which may reduce this number

Recommendation:
The site is not recommended for allocation.

Justification:

It is acknowledged that in principle, part of the site has potential for development in landscape terms in conjunction with BRAD2. However its potential for allocation needs to be considered alongside potential development on BRAD5 due to the concern about the cumulative impact on the AONB in this location. The AONB Unit and Natural England have advised that BRAD5 is considered the most appropriate in landscape terms.

Furthermore, given the placing of Bradfield Southend within the settlement hierarchy, it is considered that the development of this site alongside others in Bradfield Southend would be too great for the village. In particular, there is already an existing allocation in the HSA DPD which is very close to BRAD3.

There is a covenant on the site and this may impact upon the availability of the site. This is not an issue affecting the preferred site for allocation.

Discussion:

Site description:
The site is located on the north western side of Bradfield Southend, entirely within the North Wessex Downs AONB. Bradfield Southend is identified as a Service Village in the settlement hierarchy. The site is surrounded by residential development to the east and south east, and a nursery school to the north. Agricultural land surrounds the remainder of the site. The site comprises of agricultural land.

January 2023 HELAA conclusions:
Availability and achievability are unknown as there is a restrictive covenant on the land for housebuilding.

Part of the site is located within the settlement boundary where there is a presumption in favour of development. Part of site at risk of surface water flooding and this will reduce the developable area of the site.

There are a number of factors which would need to be investigated further to confirm that the site is developable - further information is required on landscape and ecology.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
The site lies within the AONB. A 2014 Landscape Capacity Assessment (LCA, which did not consider a small part of the northern area of the site, but also covered an area of land to the west of the site. The site had the ref BRS005 in the LCA) advised that development on the majority of the site would result in harm to the natural beauty and special qualities of the AONB. It did however advise that there is scope for a very limited amount of development on the land which forms BRAD3.

The in combination effect with BRAD2 also needs to be considered on the landscape.

Flood risk:
Low risk.

Highways / Transport:
The site is landlocked, however it is within the same landownership as site BRAD2 which is located to the north of the site. On its own, the site would not impact on the local highway capacity. However, in combination with other sites accessing on to Cock Lane could be mean capacity is reached.

Heritage:
No impact.

Education:

The site is within the catchment for Bradfield Primary School and Theale Green Secondary School. The impact of development can be accommodated within these schools.

Environmental Health:
The site is greenfield and there are no known contamination issues. Development unlikely to impact upon air quality. No risk of noise of vibration problems to future residents.

Ecology:
There are no statutory designations within or adjacent to the site. The site is not within a Nutrient Neutrality Zone. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species on the site.

Minerals and Waste:
Small area to south of the site lies within a Minerals Safe Guarding Area. A Minerals Impact Assessment will be required.

Utility Services

Water supply:
No issues.

Wastewater network:
The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

Electricity network:
There is a network of existing high voltage (HV) overhead lines (OHLs) in close proximity of the site. It is highly likely that HV network reinforcement will be required. In addition, OHLs will require diverting if works planned within immediate vicinity of line. In addition, the combined development at Benham and other areas which are fed from a common primary substation could potentially trigger some 33 kV circuit reinforcement.

Gas network:
The site is not underlain by a high pressure gas transmission pipeline.

Other:
None.

Parish / Town Council:
Concern on access / exit to the site as essentially no roadway available. Access to and from the site onto the narrow road of Cock Lane potentially dangerous.

SA/SEA summary:
The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB and in relation to the provision of affordable housing and the type and mix of housing as the site is too small in scale to deliver affordable housing or a range of housing types and mix. Landscape work states that part of the site may be suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.
Availability:
Site is in the ownership of two parties with restrictive covenants but available within 1 to 5 years according to promoter. Availability is considered to be unknown.

Achievability:
Given the restrictive covenant achievability is considered to be unknown.

Relationship to / in combination effects of other sites :
The site is also due south of BRAD 2 and to the east of BRAD5. In total seven sites were promoted through the HELAA in Bradfield Southend. Two were assessed as ‘not developable within 15 years’.

The in combination effects are of concern to the utilities and landscape considerations.

BRAD5 Land north of South End Road, Bradfield Southend (20 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is unlikely to impact on flood risk as there are no flood risks on the site.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The site is unlikely to impact on healthy, active lifestyles as it is some distance from recreation facilities.		There is likely to be a neutral impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The site is likely to have a positive impact on access to community facilities as it is well located for the limited services and facilities in Bradfield Southend		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**?**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**?**	The impact of the site is unknown in relation to walking and cycling and public transport as there are limited opportunities for walking/cycling with a limited bus service.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0 / ?**	The site is unlikely to impact on biodiversity. TPOs are present along the eastern boundary of the site.	Trees would need to be retained. BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	**-**	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on heritage assets as there are no known assets.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is unlikely to have an impact on air quality		The site unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	**0**	The site is unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is unlikely to impact on any element of sustainability in relation to natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0 / ?**	The site is unlikely to have an impact on water consumption, however there are some concerns regarding waste water capacity.		
	8(d): To reduce the consumption of minerals and	**0**	The site is unlikely to have an impact on consumption of minerals.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	promote reuse of secondary materials				
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	**Likelihood**:	**Scale:**	**Duration:**	**Timescale:**
Neutral	High	Local (AONB)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	North Wessex Downs AONB	**Settlement:**	Bradfield Southend	**Parish:**	Bradfield

Site ID:	BRAD5	**Site Address:**	Land north of South End Road, Bradfield Southend
Use(s) proposed by site promoter	Residential with public open space	**Development Potential:**	Up to 20 dwellings

Recommendation:
The site is recommended for allocation

Justification:

Only a limited amount of development will be suitable in Bradfield Southend. Within the settlement hierarchy, Bradfield Southend is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for only a limited number of dwellings.

A wider site area was promoted, but development of the whole site would be inappropriate. The AONB Unit and Natural England have commented that development of the wider promoted site would be an incongruous addition given the size and character of the village. Development along the south western edge in line with the current allocation would be acceptable without detriment to the north western boundary of Bradfield Southend. Given the size of Bradfield Southend their recommendation was that if required/needed only one site be brought forward for allocation. Their preference would be for part of BRAD5.

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 some factors and effects that would require further investigation, planning, and mitigation to ensure that the most sustainable outcomes in relation to ecology, minerals, and the timely delivery of infrastructure are achieved.

There are no covenants on the site unlike other sites in Bradfield Southend.

The southern part of the site is considered acceptable for allocation.

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 to the south. 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.

January 2023 HELAA conclusions:

The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

A high risk flow flooding from existing watercourse runs along the north border of the site and development would need to be avoided on this area.

A 2014 Landscape Capacity Assessment advised that development on part of the site could be accommodated subject to measures to conserve and enhance the natural beauty and special qualities of the AONB.

There are a number of factors which would need to be investigated further to confirm that the site is developable - ecology.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
A 2014 Landscape Capacity Assessment (in which the site had the ref BRS003) advised that development on part of the site could be accommodated subject to the following measures to conserve and enhance the natural beauty and special qualities of the AONB:

- 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 an assessment of the impact on existing trees
- A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site

The AONB Unit and Natural England have commented that development of the wider promoted site would be an incongruous addition given the size and character of the village. Development along the south western edge in line with the current allocation would be acceptable without detriment to the north western boundary of Bradfield Southend. Given the size of Bradfield Southend their recommendation was that if required/needed only one site be brought forward for allocation. Their preference would be for part of BRAD5.

Flood risk:
Low risk.

Highways / Transport:
No access issues. Development will have a not insignificant impact on local highway network so must be considered in relation to all other proposals for development in area.

Heritage:
No impact.

Education:
The site is within the catchment for Bradfield Primary School and Theale Green Secondary School. The impact of development can be accommodated within these schools.

Environmental Health:
The site is greenfield and there are no known contamination issues. Development unlikely to impact upon air quality. No risk of noise of vibration problems to future residents.

Ecology:
There are no statutory designations within or adjacent to the site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species on the site.

Minerals and Waste:
The southern quarter of the site lies within a proposed Mineral Safeguarding Area. A Minerals Impact Assessment will be required.

Utility Services

Water supply:
No issues.

Wastewater network:
The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

Electricity network:
There is a network of existing high voltage (HV) overhead lines (OHLs) in close proximity of the site. It is highly likely that HV network reinforcement will be required. In addition, OHLs will require diverting if works planned within immediate vicinity of line. In addition, the combined development at Benham and other areas which are fed from a common primary substation could potentially trigger some 33 kV circuit reinforcement.

Gas network:
The site is not underlain by a high pressure gas transmission pipeline.

Other:
None.

Parish / Town Council:
The following comments were made on a wider site area: large single development expansion of the settlement would lead to 30%-40% social housing provision and the local services and infrastructure could not support such an increase in housing numbers.

The site is very visible to Tutts Clump on the opposite side of the valley.

Proposed access on to South End Road along track of restricted width.

Large number of additional houses for a development within the rural location.

The site has had little agricultural production for many years and has abundant natural vegetation and biodiversity as a result.

Bradfield Parish Council did not submit any comments to the Regulation 18 consultation on the emerging draft Local Plan Review which took place between December 2020 and February 2021.

SA/SEA summary:
The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.
Availability:
Site is in single ownership and subject to confirmation of access agreement is available.

Achievability:
Access arrangements are still to be confirmed so achievability is unknown.

Relationship to / in combination effects of other sites :
The site is to the west of BRAD 2 and BRAD 3. In total seven sites were promoted through the HELAA in Bradfield Southend. Two sites were assessed as ‘not developable within the next 15 years’.

The in combination effects of concern are landscape and highway capacity.

BRAD6 Land to the rear of Ash Grove, Bradfield Southend (up to 48 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is unlikely to impact on flood risk as there are no flood risks on the site.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The site is unlikely to impact on healthy, active lifestyles as it is some distance from recreation facilities.		There is likely to be a neutral impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The site is likely to have a positive impact on access to community facilities as it is well located for the limited services and facilities in Bradfield Southend		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**? / -**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements. However, there are concerns as to whether adequate access can be provided to the site.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**?**	The impact of the site is unknown in relation to walking and cycling and public transport as there are limited opportunities for walking/cycling with a limited bus service.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The site is unlikely to impact on biodiversity.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	**-**	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**?**	The site is likely to have an unknown impact on heritage assets as there is potential for heritage assets on the site which would need to be investigated.	Survey work would be required and mitigation measures may be required.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is unlikely to have an impact on air quality		The site unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	**0**	The site is unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is unlikely to impact on any element of sustainability in relation to natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0 / ?**	The site is unlikely to have an impact on water consumption, however there are some concerns regarding waste water capacity.		
	8(d): To reduce the consumption of minerals and	**0**	The site is unlikely to have an impact on consumption of minerals.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	promote reuse of secondary materials				
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	**Likelihood**:	**Scale:**	**Duration:**	**Timescale:**
Neutral	High	Local (AONB)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A negative impact has also been identified in relation to whether accessible access to the site can be provided. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	North Wessex Downs AONB	**Settlement:**	Bradfield Southend	**Parish:**	Bradfield

Site ID:	BRAD6	**Site Address:**	Land to the rear Ash Grove, Bradfield Southend
Use(s) proposed by site promoter	Residential	**Development Potential:**	Up to 48 dwellings but known issues exist which may reduce this number

Recommendation:
The site is not recommended for allocation.

Justification:

The AONB Unit and Natural England have advised that development would result in an incongruous extension far beyond the settlement. This would result in harm to the AONB and would not be in keeping with the linear pattern of development.

There are highways concerns – adoptable access and 2 metre footway onto Cock Lane would not be achievable. Impact on the capacity of Cock Lane.

There is a covenant on the site which could impact upon availability. This is not an issue affecting the preferred site for allocation.

Discussion:

Site description:

The site is located to the north of Bradfield Southend, entirely within the North Wessex Downs AONB. Bradfield Southend is identified as a Service Village in the settlement hierarchy.

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 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.

January 2023 HELAA conclusions:

Availability and achievability are unknown as there are historic covenants on the land.

A 2015 Landscape Capacity Assessment recommended that development on the whole site would result in harm, however the south eastern part of the site could be developed without harm.

There are a number of factors which would need to be investigated further to confirm that the site is developable - ecology and highways.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
The site is located within the AONB. A 2015 Landscape Capacity Assessment (in which the site had the ref BRS006) recommended that development on the whole site would result in harm, however the south eastern part of the site could be developed without harm.

The AONB Unit and Natural England have advised that the site would be inappropriate for development because it would result in an incongruous extension far beyond the settlement which would be at odds with the linear pattern of development and the natural and scenic beauty of the AONB which frames the strong rural edge of the village but also acts as a buffer to the ancient woodland beyond. Given the size of Bradfield Southend, they have further advised that if required/needed only one site be brought forward for allocation. Their preference would be part of BRAD5.

Flood risk:
Low risk apart from high risk flow flooding from an existing watercourse which runs along the northern site boundary.

Highways / Transport:
Access concerns. Adoptable access and 2 metre footway not achievable direct on to Cock Lane due to probable inadequate sight lines to the left (east) and conflict with the existing private Ash Grove.

Development would impact upon local highway capacity, in particular Cock Lane.

Heritage:
No impact on designated heritage assets. The site is surrounded by historic farmsteads indicative of postmediaeval activity. Desk-based Assessment to better understand archaeological potential and survival required in addition to a geophysical survey

Education:
The site is within the catchment for Bradfield Primary School and Theale Green Secondary School. The impact of development can be accommodated within these schools.

Environmental Health:
The site is greenfield and there are no known contamination issues. Development unlikely to impact upon air quality. No risk of noise of vibration problems to future residents.

Ecology:
There are no statutory designations within or adjacent to the site. The site is not located within a Nutrient Neutrality Zone. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species on the site.

Minerals and Waste:
Site lies within an existing Minerals Safe Guarding Area and part of the site is within a proposed Mineral Safeguarding Area. A Minerals Impact Assessment will be required.

Utility Services

Water supply:
No issues.

Wastewater network:
The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

Electricity network:
There is a network of existing high voltage (HV) overhead lines (OHLs) in close proximity of the site. It is highly likely that HV network reinforcement will be required. In addition, OHLs will require diverting if works planned within immediate vicinity of line. In addition, the combined development at Benham and other areas which are fed from a common primary substation could potentially trigger some 33 kV circuit reinforcement.

Gas network:
The site is not underlain by a high pressure gas transmission pipeline.

Other:
None.

Parish / Town Council:
Concern on access / exit onto Cock Lane and the capacity of that road.
Expands the settlement away from the preferred option / intension of developing within the confines of South End Road, Cock Lane and Hungerford Lane triangle.

SA/SEA summary:

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A negative impact has also been identified in relation to whether accessible access to the site can be provided. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Availability:
Site is in the ownership of four owners with historic covenants but available within 1 to 5 years according to promoter. Availability is considered to be unknown.

Achievability:
Given historic covenants achievability is considered to be unknown.

Relationship to / in combination effects of other sites :

The site is north of Cock Lane behind the school and adjacent houses. To the east is BRAD4. In total seven sites were promoted through the HELAA in Bradfield Southend. Two were assessed as ‘not developable within 15 years’. The in combination effects are of concern to the utilities and landscape considerations.

Chieveley

CHI23 Land at Chieveley Glebe, Chieveley (15 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is unlikely to impact on flood risk as there are no flood risks on the site.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as it is close to local recreation facilities.		There is likely to be a neutral impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c):To enable the protection and enhancement of high	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be	Policies in the plan requires consideration of	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	quality multi-functional GI across the District		proposed as part of the development should the site be allocated.	GI, therefore, should the site be allocated consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the services and facilities in Chieveley		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	?	The impact of the site is unknown in relation to walking and cycling and public transport as there are limited opportunities for walking/cycling with a limited bus service.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is likely to have an unknown impact on biodiversity as while there are no ecological designations on the site the site is within 500m of European protected species and priority species and a TPO along East Lane.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB and impact on the conservation area. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	-	The site is likely to have a negative impact on heritage assets as the site is adjacent to the conservation area with a number of listed buildings.	Survey work would be required and mitigation measures may be required.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is unlikely to have an impact on air quality		The site unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	**0**	The site is unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is unlikely to impact on any element of sustainability in relation to natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption.		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to have an impact on consumption of minerals.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (AONB)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB and its proximity to the conservation area and other heritage assets. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	North Wessex Downs AONB	**Settlement:**	Chieveley	**Parish:**	Chieveley

Site ID:	CHI23	**Site Address:**	Land at Chieveley Glebe, Chieveley
Use(s) proposed by site promoter	Residential	**Development Potential:**	Linear development of up to 15 dwellings along East Lane (only the part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) is considered appropriate for development)

Recommendation:
The part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) (along East Lane) is recommended for allocation.

Justification:

Only a limited amount of development will be suitable in Chieveley. Within the revised settlement hierarchy Chieveley is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore only suitable for a limited number of dwellings.

A linear development along the northern side of East Lane would be appropriate in the context of the existing settlement form, pattern, and character. The 2011 Landscape Sensitivity Assessment identified that development on the whole site would be out of keeping with the existing settlement pattern which is characterised by small estates, with houses closely associated with the main roads.

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 some factors and effects that would require further investigation, planning, and mitigation to ensure that the most sustainable outcomes in relation to ecology, heritage, environmental health, minerals, and the timely delivery of infrastructure are achieved.

Although the site is good quality agricultural land the loss of 1.1 hectares is not considered significant.

Discussion:

Site description:
The site lies adjacent to the built up area of Chieveley which is identified as a service village in the settlement hierarchy and a sustainable location. The western site boundary adjoins the settlement boundary. The site is greenfield and is Grade 2 agricultural land. The part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) (along East Lane) could potentially accommodate up to 17 dwellings and is of a scale to provide affordable housing. It also has the potential for self and custom build.
The site lies close to existing services and facilities. The Downland Practice is located opposite the site and the site is within walking distance of Chieveley Primary School and the local shop. Chieveley recreation ground lies to the north of the site offering football, cricket and tennis, together with a village hall which hosts indoor activities. The site has easy access to the countryside and there are a number of PROW within and around the village.

Local Plan history: As part of the wider site, the site was assessed as 'not currently developable' in the 2013 Strategic Housing Land Availability Assessment (site ref: CHI011) due to the impact that development would have on the settlement form, pattern, and character.

January 2023 HELAA conclusions:

The site is potentially available and potentially achievable - the site is in single ownership, however the site is The site is currently let on a Farm Business Tenancy set to expire in 2023.

Development across the whole site would result in significant harm to the natural beauty and special qualities of the AONB. However development across a small part of the site along East Lane only could be accommodated without resulting in harm.

There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat

Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.

In addition, Heritage Impact Assessment and ecological surveys are required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
The West Berkshire Landscape Character Assessment (2019) notes that the site lies within the Peasemore Wooded Downland (WD2) LCA.

A Landscape Sensitivity Assessment carried out on the site in 2011 (in which the site had the ref CHI011) identified that development over the whole site would result in harm to the natural beauty of the AONB.
Development on the whole site would be out of keeping with the existing settlement pattern which is characterised by small estates, with houses closely associated with the main roads. There may be potential though for a very small part of the site only to be developed as a continuation of the linear development along East Lane.

AONB Unit and Natural England: This site has potential for development in part. The size of the [whole] site put forward would result in an incongruous addition, however given the existing belt of linear development there is potential to extend the existing belt of dwellings on the northern side of East Lane.
Despite Chieveley's location on a low ridge, the buildings are generally well integrated into the landscape in views from the surrounding countryside and follow a dispersed linear pattern along the High Street and East Lane. The strong rural character of East Lane should be conserved via retention and reinforcement of the hedgerow if possible. Building height will be important.

Flood risk:
The site lies within Flood Zone 1 and so there is a low probability of flooding.

There is no surface water flood risk.

There may be some reduction in potential infiltration due to high ground water, so sustainable drainage systems measures should allow for surface level storage.

Highways / Transport:
Would have no objection to a number of private accesses serving up to 17 individual dwellings which should face onto East Lane. Any access serving more than five dwellings would need to be provided to an adoptable standard. Sight lines of 2.4 x 43.0 metre sight lines would be required. To achieve these sight lines, accesses may need to serve more than one dwelling particularly near the bend where such sight lines would be difficult to achieve. A 1.5 metre wide footway will be required fronting the site that would link to the existing footway to the west of the site along East Lane.

Chieveley is not well served by public transport although it does have two morning and evening daily services to Newbury that allow some capacity for commuting. The degree of car dependency is still likely to be high.

Heritage:
Chieveley Conservation Area is adjacent to the site.

Development has the potential to result in harm to the listed Old House and the setting of Tudor Cottage and Coombe House. A Statement of Heritage Significance would be required.

No previous archaeological investigation. Care needed as evolution from Parliamentary enclosure - dividing and surrounding hedgerows may be important. Desk-based archaeological assessment would be required to better understand archaeological potential and survival, followed by phased investigation if necessary.

Education:
Primary education – Chieveley - The latest GP data suggests that numbers in this catchment area will decline and on that basis this scale of development (17) could be accommodated in the catchment school. However, if this changes and numbers become more buoyant, then additional accommodation may be required. This school site is unlikely to be able to expand further, due to restrictions on the use of some of the land, which could prove problematic. There are no other schools within a 3 mile radius of the site, so a solution would need to be found in Chieveley.

Secondary education – The Downs - It is likely that a small amount of modest development, such as this site, could be accommodated within the existing infrastructure.

Environmental Health:
Development is unlikely to result in adverse impact/worsening of air quality. There is possible particulate matter from construction and operational impacts. An air quality survey would be required.
There is a low risk of contamination.

Although not located on a main road, the development would be within 250m of the A34, and there is a medium level of road traffic noise. A noise survey would be required as part of a planning application.

Ecology:
There is a group Tree Preservation Order to the west of the site along East Lane.

There are no priority habitats, areas of ancient woodland, statutory or non-statutory sites either within the site or within a 500m radius surrounding it. There are European protected species and priority species within 500m. There is also a Site of Special Scientific Interest Impact Risk Zone within 500m. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.

The site is situated within the River Lambourn Special Conservation Area (SAC) Nutrient Neutrality Zone (NNZ). There is the potential for development to result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SAC. Mitigation measures will be needed to ensure that the nutrients (ie. nitrogen and/or phosphorus) from all surface water runoff and wastewater generated by a development must be less than or equal to the nutrients generated by the existing land use.

To help protect the River Lambourn SAC, Thames Water are upgrading Waste Water Treatment Works that are located within the NNZ to reduce nutrient levels. It is anticipated that these upgrades will be completed by 2025. The phasing of any development would therefore need to be phased to take place after the upgrades to the Waste Water Treatment Works.

Minerals and Waste:
No impact

Utility Services
On the information available to date Thames Water does not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. However, it should be noted that Thames Water has been unable to make a detailed assessment of the impact housing provision will have on the water and wastewater infrastructure so far.

SSE has noted that there is a network of existing HV overhead lines (OHLs) in close proximity of the site. It is highly likely that HV network reinforcement will be required with regards to thermal capacity and voltage drop compliance. In addition, OHLs will require diverting if works planned within immediate vicinity of the line.

Other:
None

Parish / Town Council:
Agrees that most of the site is unsuitable and further assessment is required to determine if a small part of the site adjacent to East Lane only could be developed. The Parish Council would need to consider further what the needs are for further development, as well as seeing further assessment of the landscape and transport effects. At present there is insufficient information on the likely form and impact of any development that might be brought forward on this site for the views of local residents to be obtained. Further assessment should be undertaken and, if development potential is identified, the views of the Parish Council and the community need to be established and taken into account.

Chieveley Parish Council has also highlighted the following local issues/community aspirations:
Major development should only be considered suitable in the AONB in exceptional circumstances and where it is in the public interest. Where development is likely to result in harm to the natural beauty and special qualities of the AONB, it is deemed unsuitable. Where development would conserve and enhance the natural beauty and special qualities of the AONB, the Parish Council continues to believe that further development in the AONB should only take place where there is a clear and demonstrable local need.

Chieveley Parish Council's representation to the consultation on the draft emerging (Regulation 18) LPR objected to the inclusion of the site as a proposed allocation because of insufficient information on the allocation, the need for a burial ground on the site, and traffic and access concerns.

SA/SEA summary:
(Only the part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) was assessed)

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB and its proximity to the conservation area and other heritage assets. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Availability:
The site is owned by a single private landowner. It could be brought forward in the next 6-10 years.

Achievability:

It is currently let on a Farm Business Tenancy which is set to expire in 2023.

Relationship to / in combination effects of other sites:
There are no other sites allocated in Chieveley.

Compton

HSA23 Pirbright Institute, High Street, Compton (140 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change and mitigation proposed should the site come forward. Outline planning permission was granted in March 2023. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	9(b): To sustainably manage flood risk to people, property and the environment	**-**	95% of the site lies within Flood Zone 1, with the remained in Flood Zones 2 and 3. A very small proportion of the site is at risk of surface water flooding – 1% of the site is at risk in a 1 in 30-year flood event, 2% of the site is at risk in a 1 in 100 year flood event, whilst 6% of the site is at risk in a 1 in 1000 year flood event. Groundwater levels between 0.5m and 5m below surface. Jacobs Groundwater Emergence Modelling indicates that the south of the site is at risk of groundwater emergence during a 1 in 30 year and 1 in 100-year flood event.	A Flood Risk Assessment (FRA) and appropriate mitigation including Sustainable Drainage Systems (SuDs) would need to be provided. Development would need to take place outside of the flood zone areas.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a shale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver an element of identified need.
	1(b):To enable provision of housing to meet all sectors of	**+**	The site is likely to have a positive impact on the provision of housing as		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	the community, including those with specialist requirements		it seeks to meet a specific need for care home bedspaces.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities.		There is likely to be a positive impact on social and environmental sustainability as the site is close to open space facilities and local services and facilities. Outline planning permission was granted in March 2023. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		
	2(c):To enable the protection and enhancement of high quality multi-functional Green Infrastructure (GI) across the District	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+ / -**	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**?**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could also provide improvements.	Mitigation measures would be required to ensure no negative impacts on road safety.	The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links. Outline planning permission was granted in March 2023.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	There are a number of walking and cycling options in the local area. There are limited public transport options in Compton.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
					Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**+**	There is potential for bats on the site. The site is PDL and therefore, there are opportunities for positive impacts on biodiversity.	Adopted Supplementary Planning Document (SPD) for the site sets out required mitigation measures. Biodiversity Net Gain would be required.	The site seeks to redevelop and existing site, and therefore, there are potential for positive environmental sustainability impacts. Outline planning permission was granted in March 2023. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	5(b): To conserve and enhance the character of the landscape	**- / ?**	The site is located in the AONB. However, redevelopment of the site has the potential to improve the impact on the landscape character of the area.	The Landscape assessment indicates that the site is suitable for development, subject to mitigation measures. SPD for the site sets out landscape mitigation requirements.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**?**	Given the proximity of the site to the Compton Conservation Area it has the potential to impact on the historic environment	Mitigation would be required.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is unlikely to impact on air quality	Noise and air quality mitigation may be required.	The site is likely to have an overall neutral impact on environmental sustainability, once decontamination works have been carried out. Outline planning permission was granted in March 2023.
	6(b): To manage noise levels	**0**	The site is unlikely to impact on noise	Noise and air quality mitigation may be required.	
	6(c): To maintain and improve soil quality	**?**	Given the previous use of the site there is potential for contamination on the site.	Decontamination works would be required on the site.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	6(d): To maintain and improve water quality	?	Given the previous use of the site there is potential for contamination on the site.	Decontamination works would be required on the site.	Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	+	The site is likely to have a positive impact as it is previously developed		The site is likely to have a positive impact on sustainability as the site is greenfield.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is unlikely to impact on any elements of sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is unlikely to impact on mineral resources.		
10: To support a strong, diverse and sustainable	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any elements of sustainability.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
economic base which meets identified needs.	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Positive	High	Local (Compton)	Permanent	Long term

Summary:

This site would offer the opportunity to develop an existing brownfield site outside of a settlement boundary that could positively impact on the built environment and enhance the sites setting within the village and wider AONB. Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will most likely be high given the rural location of Compton. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground within the village to help promote a healthy active lifestyle. Redevelopment of the site in accordance with the adopted SPD would provide positive benefits for environmental sustainability in terms of enhancing green infrastructure and biodiversity on the site. The proximity of the site to the Conservation Area and a number of listed buildings also provides opportunities to enhance the character of the local historic 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.

Outline planning permission was granted for the site in March 2023, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.

Site Assessment

Spatial Area:	AONB	**Settlement:**	Compton	**Parish:**	Compton

Site ID:	HSA23	**Site Address:**	Pirbright Institute Site, High Street, Compton
Use(s) proposed by site promoter	Residential	**Development Potential:**	Approximately 140 dwellings

Recommendation:
The site is retained as an allocation within the Local Plan Review.

Justification:
The 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.

Compton is a rural location, and thus there will most likely be a high car dependency. However, there are a number of existing services, particularly education. Redevelopment of the site, in accordance with the adopted Pirbright Institute Supplementary Planning Document (SPD), can enhance the green infrastructure and biodiversity on site. There are opportunities to enhance the local historic environment and positive benefits through the decontamination of the site.

Discussion:

Site description:
The site is located on the northern edge of Compton, sitting on the High Street, and was previously occupied by the Pirbright Institute. The site hosts a large number of buildings which were used for a variety of uses including agricultural buildings and animal shelters, along with large research buildings used mainly for Research and Development purposes. Ancillary office space also existed. The site also benefits from a cricket pitch in the south west corner of the site.

The site has outline planning permission (20/01336/OUTMAJ) for 160 dwellings with associated works, 1.75ha of employment land, and retention of playing field. No planning application(s) to agree the reserved matters has yet been submitted.

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document, and the site has outline planning permission.

Landscape:
The site is within the North Wessex Downs National Landscape (AONB). The Pirbright Institute SPD outlines the key characteristics and identifies a developable area to protect the qualities and characteristics of the National 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:
Small areas of the site are at risk of flooding; however, development can be accommodated outside of these areas.

95% of the site lies within Flood Zone 1, with the remained in Flood Zones 2 and 3.

A very small proportion of the site is at risk of surface water flooding – 1% of the site is at risk in a 1 in 30 year flood event, 2% of the site is at risk in a 1 in 100 year flood event, whilst 6% of the site is at risk in a 1 in 1000 year flood event.

Groundwater levels between 0.5m and 5m below surface. Jacobs Groundwater Emergence Modelling indicates that the south of the site is at risk of groundwater emergence during a 1 in 30 year and 1 in 100 year flood event.

The site allocation policy for the site does not permit any development within Flood Zones 2 and 3. The approved masterplan for the site does not include any development in this area.

Highways / Transport:
The site's proximity to local services will encourage walking or cycling. The village is served by a regular bus service linking the village to Newbury. The bus service extends to Harwell Business Centre during peak journeys. WBC Passenger Transport services have indicated an aspiration to increase the frequency of the bus service. Contributions from any development could be used to help improve the service. There are bus stops near the site however they will need to be connected to the site with additional footways.

This site can accommodate approximately 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.

Heritage:
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.

There is high archaeological potential on the site given its location within the heart of the historic village which has medieval origins. An archaeological desk based assessment will be required as a minimum and field evaluation if necessary to assess the historic environment potential of the site. Historic England supports such a requirement.

Education:
Compton Primary Schol is close to capacity with no capacity on the site to expand further. Secondary school provision is manageable.

Environmental Health:
Degree of contamination on the site. A phase 1 contamination report and a preliminary risk asessment will be required and may lead to subsequent reports being required. In order to ensure a safe development, the site must be remediated to the appropriate level for the proposed land uses. Any remediation will need to take into account any plans or preferences for infiltration SuDS infrastructure in the proposed development;

Redevelopment of the site provides a significant opportunity to improve soil quality and potentially water quality through decontamination.

Ecology:
There are potential for bats on the site. The SPD principles should be adhered to for this site.

Minerals and Waste:
The southern part of the site is within a minerals safeguarding area. Consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan required.

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.

Utility Services

Water supply:
Thames Water noted that the scale of development in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, Local Planning Authority and Thames Water to avoid planning conditions controlling the phasing of development.

An integrated water supply and drainage strategy will be required to be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater, both on and off the site. Development will need to be occupied in line with this strategy.

Wastewater network:
Thames water did not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None.

Parish / Town Council:
No comments received.

SA/SEA summary:
This site would offer the opportunity to develop an existing brownfield site outside of a settlement boundary that could positively impact on the built environment and enhance the sites setting within the village and wider AONB.

Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will most likely be high given the rural location of Compton. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground within the village to help promote a healthy active lifestyle.

Redevelopment of the site in accordance with the adopted SPD would provide positive benefits for environmental sustainability in terms of enhancing green infrastructure and biodiversity on the site. The proximity of the site to the Conservation Area and a number of listed buildings also provides opportunities to enhance the character of the local historic 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.

Outline planning permission was granted for the site in March 2023, demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.

Availability:
The site is in a single ownership and the landowner has confirmed that the site is available.

Achievability:
The site has outline planning permission. There are no known legal, cost, ownership fragmentation or other delivery issues which would otherwise prevent development and delivery of the site.

Relationship to / in combination effects of other sites:
None.

Great Shefford

GS1 Land west of Spring Meadows, Allendale Farm, Great Shefford (15 Dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0 / ?**	The site is unlikely to impact on flood risk as there are no fluvial flood risks on the site. Up to 25% of the site is in a groundwater emergency zone.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The site is unlikely to impact on healthy, active lifestyles		There is likely to be a neutral impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c):To enable the protection and enhancement of high	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part	Policies in the plan requires consideration of GI, therefore, should the site	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	quality multi-functional GI across the District		of the development should the site be allocated.	be allocated consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The site is likely to have a positive impact on access to community facilities as it is well located for the services and facilities in Great Shefford		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**?**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**?**	The impact of the site is unknown in relation to walking and cycling and public transport as there are limited opportunities for walking/cycling with a limited bus service.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The site is unlikely to impact on biodiversity.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	**-**	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to be any impact on heritage assets.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is unlikely to have an impact on air quality		The site is likely to an overall neutral impact on environmental sustainability, however, there could also be a negative impact in relation to water quality.
	6(b): To manage noise levels	**0**	The site is unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	**-**	The site is within the nutrient neutrality zone, therefore, there could be a negative impact on water quality	NNZ mitigation measures would be required.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have a negative impact on environmental sustainability in relation to water consumption.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**-**	The site is likely to have a negative impact on water consumption. The water network may require upgrades to ensure adequate water supply.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to have an impact on consumption of minerals.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	**Likelihood**:	**Scale:**	**Duration:**	**Timescale:**
Neutral	High	Local (AONB)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There are also negative sustainability impacts identified in relation to water consumption on the site, mitigation measures including upgrading facilities would be required prior to development taking place, Mitigation measures would also be requirement in relation to nutrient neutrality. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	North Wessex Downs AONB	**Settlement:**	Great Shefford	**Parish:**	Great Shefford

Site ID:	GS1	**Site Address:**	Land west of Spring Meadows, Allendale Farm, Great Shefford
Use(s) proposed by site promoter	Residential	**Development Potential:**	Approximately15 dwellings but known issues exist which may reduce this number

Recommendation:
The site is recommended for allocation

Justification:

The site is located to the north east of Great Shefford, close to local services and facilities within the village, including the primary school. Great Shefford is identified as a Service Village in the settlement hierarchy meaning that only a limited amount of development will be suitable.

The Landscape Sensitivity Assessment (2011) indicated 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 and this view is supported by the AONB and Natural England.
The boundary of the site at its northern corner is at low risk of flooding from a surface water flow path during a 1 in 1000 year rainfall event. Development would need to be avoided on this part of the site. Groundwater emergence modelling identifies that the north eastern corner of the site is predicted to be affected by groundwater emergence during a 1 in 30 year and 1 in 100 year event. Development would need to be avoided on this part of the site.

Although the site is good quality agricultural land the loss of 1.04 hectares is not considered significant.

The Sustainability Appraisal (SA) / Strategic Environmental Assessment (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.

There are some factors and effects that would require further investigation, planning, and mitigation to ensure that the most sustainable outcomes in relation to ecology, flood risk, minerals, and the timely delivery of infrastructure are achieved.

The site lies within the River Lambourn Nutrient Neutrality Zone, and there is the potential that development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC through both the discharge of waste water and the drainage of surface water. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation measures will be needed to ensure that the nutrients (ie. nitrogen and/or phosphorus) from all surface water runoff and wastewater generated by a development are less than or equal to the nutrients generated by the existing land use.

Discussion:

Site description:
The site is located to the north of Great Shefford, and the eastern site boundary adjoins the built up area of Great Shefford. The site comprise of Grade 2 agricultural land, and there is some boundary vegetation. The land rises up to the north west.

The existing Local Plan does not include any allocations in Great Shefford. This was because there has been significant flooding in the village when the Housing Site Allocations Development Plan Document (HSA DPD) was being prepared. Since then, there are proposals for a flood mitigation scheme within the village. As part of the preparation of the Local Plan Review (LPR), Level 1 and Level 2 Strategic Flood Risk Assessments (SFRA) have been prepared which consider the site. Sites within Great Shefford were not specifically considered within the SFRA prepared for the Core Strategy or HSA DPD.

January 2023 HELAA conclusions:

The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

Parts of the site are unsuitable for development - groundwater emergence modelling that was prepared following the Winter 2013/14 flood event indicates that groundwater emergence is predicted to impact the north east corner of the site during a 1 in 30 year and 1 in 100 year flood event. In addition, there is a surface water flow path in the north east site corner. Development would need to be avoided in this area.

There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.

Further ecological surveys are also required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
The site lies within the AONB and within the Lambourn Upper Valley character area.

A Landscape Sensitivity Assessment (LSA, 2011) indicated 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. It is a small site that is well contained by landform and housing, with hedges along the western and northern boundaries. The mitigation and enhancement measures identified in the 2011 LSA would need to be incorporated as part of any development proposals:

- retention of the existing boundary vegetation;
- buildings to be kept off the northern-most corner of the site; and
- new planting to integrate buildings into the landscape and soften the edge.

The North Wessex Downs AONB and Natural England note that the site has potential for development. The site relates well to the settlement pattern and would be well contained by the existing landform and housing. It would have only a localised impact on views from neighbouring properties but would not harm the landscape and scenic beauty of the AONB. Allocating the site for development would also provide an opportunity to soften the existing raw edge of the village.

Flood risk:
The site lies within Flood Zone 1 and so there is a low probability of fluvial flooding.

An area of groundwater emergence covers 25% of the total site area, and a minor surface water flood flow path flows across the northeast corner which will need to be managed with swales/ditches at the north east corner of the site

Development would need to be avoided over the area of the minor surface water flow and groundwater emergence, and infiltration may not be possible over remainder of site. At-surface attenuation measures will be required in this area and this could affect the number of units built. A FRA would be required and SUDs provided.

Highways / Transport:
No direct access onto the public highway. Access should be obtained from Spring Meadows adjacent number 41. A footway would need to be provided from the development to the existing footway fronting 31. This is possible within the public highway.

No impact on local highway capacity.

Heritage:
No impact

Education:
The site is within the catchment for Shefford Primary School, which is adjacent to the site. The scale of development on this site would be absorbed into the catchment population.

The catchment secondary school is John O'Gaunt in Hungerford, c.11km away, and it is likely that this impact can also be accommodated within the existing infrastructure.

Environmental Health:
The site is greenfield and there are no known contamination issues on the site.

Development unlikely to result in adverse impact/worsening of air quality. No risk of noise and vibration problems to future occupants.

Ecology:
There are no statutory designations within or adjacent to the site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species on the site.

The site is within 1km of the River Lambourn which is a SSSI and SAC. Natural England have commented that development may have an adverse impact on the integrity of the SSSI/SAC through discharge, abstraction, construction, and run-off/drainage. Further assessment required.

The site is situated within the River Lambourn Nutrient Neutrality Zone (NNZ). There is the potential for development to result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SAC. Mitigation measures will be needed to ensure that the nutrients (ie. nitrogen and/or phosphorus) from all surface water runoff and wastewater generated by a development must be less than or equal to the nutrients generated by the existing land use.

To help protect the River Lambourn SAC, Thames Water are upgrading Waste Water Treatment Works that are located within the NNZ to reduce nutrient levels. It is anticipated that these upgrades will be completed by 2025. The phasing of any development would therefore need to be phased to take place after the upgrades to the Waste Water Treatment Works.

Minerals and Waste:
Part of the site is underlain by construction aggregates. A Minerals Impact Assessment would be required.

Utility Services

Water supply:
Thames Water have commented that the water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development.

Wastewater network:
No issues.

Electricity network:
Scottish and Southern Electric have commented that there is a network of existing high voltage (HV) overhead lines (OHLs) in close proximity of the site. It is likely that HV network reinforcement will be required with regards to thermal capacity and voltage drop compliance. In addition, OHLs will require diverting if works planned within immediate vicinity of line.

Gas network:
The site is not underlain by a high pressure gas transmission pipeline.

Other:
The site is good quality agricultural land, however land loss of 1.1 hectares is not considered significant.

Parish / Town Council:
Object to the development of the site. The flood alleviation scheme would need to be complete and secure along with the sewage systems reworked. There is excess ground water as it stands and with further potential development, the drainage system would not be able to cope. The infrastructure would need consideration as access would be an issue. Development in this area would overlook and feel overpowering to the properties of Spring Meadows as the ground proposed for development is much higher.

Great Shefford Parish Council's representation to the consultation on the draft emerging (Regulation 18) LPR objected to the inclusion of the site as a proposed allocation because of flood risk, the impact upon foul/sewage systems, impact on the AONB, and the site being in an unsustainable location.

SA/SEA summary:

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There are also negative sustainability impacts identified in relation to water consumption on the site, mitigation measures including upgrading facilities would be required prior to development taking place, Mitigation measures would also be requirement in relation to nutrient neutrality. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Availability:
The site is owned by a single private landowner. It is available in the next 1-5 years.

Achievability:
There are no known legal constraints at this time

Relationship to / in combination effects of other sites :
A second site in Great Shefford was considered through the HELAA, however it was assessed to be 'not developable within the next 15 years'.

Hermitage

HSA24 Land off Charlotte Close, Hermitage (15 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change and mitigation proposed should the site come forward. Planning permission granted in October 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	9(b): To sustainably manage flood risk to people, property and the environment	**-**	A small part of the site is at risk from surface water flooding.	A Flood Risk Assessment (FRA) and appropriate mitigation including Sustainable Drainage Systems (SuDs) would need to be provided.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a shale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver an element of identified need.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it seeks to meet a specific need for care home bedspaces.		
2: To improve health, safety and wellbeing	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities.		There is likely to be a positive impact on social and environmental sustainability as the site is

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
and reduce inequalities	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		close to open space facilities and local services and facilities. Planning permission granted in October 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	2(c): To enable the protection and enhancement of high quality multi-functional Green Infrastructure (GI) across the District	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**?**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could also provide improvements.	Mitigation measures would be required to ensure no negative impacts on road safety.	The site is likely to have an unknown impact on sustainability. Planning permission granted in October 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0**	There are limited public transport options, and although there are opportunities for walking and cycling these are limited in term of access to local services and facilities.		
5: Ensure that the character and	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The site is unlikely to impact on biodiversity and geodiversity.	Biodiversity Net Gain would be required.	The site seeks to redevelop and existing site, and therefore, there are

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(b): To conserve and enhance the character of the landscape	-	The site is located in the AONB.	The Landscape assessment indicates that the site is suitable for development, subject to mitigation measures.	potential for positive environmental sustainability impacts. Planning permission granted in October 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The site is unlikely to impact on air quality		The site is likely to have an overall neutral impact on environmental sustainability, once decontamination works have been carried out. Planning permission granted in October 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	6(b): To manage noise levels	0	The site is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	-	The site has potential for a negative impact on water quality without adequate mitigation measures as the site is in the Nutrient Neutrality Zone	Nutrient Neutrality mitigation would be required.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact as it is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.		
8: To reduce consumption and waste of natural	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put	Proposal would be able to ensure a positive impact should the site	The site is unlikely to impact on any elements of sustainability.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
resources and manage their use efficiently.	technologies, generation and storage		forward on the site for sustainable energy use/generation.	be reallocated for development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to impact on mineral resources.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any elements of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Positive	High	Local (Hermitage)	Permanent	Long term

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 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.

Planning permission was granted in October 2021 demonstrating that development on the site is acceptable and adequate mitigation measures are proposed to ensure no impacts on sustainability.

Site Assessment

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage

Site ID:	HSA25	Site Address:	Land off Charlotte Close, Hermitage
Use(s) proposed by site promoter	Residential	Development Potential:	Approximately 15 dwellings

Recommendation:
The site is retained as an allocation within the Local Plan Review.

Justification:
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.

A small part of the site is within an area of surface water flood risk and a small part of the site is within a Critical Drainage Area. As a result, a Flood Risk Assessment (FRA) would be required to support a planning application, along with the implementation of appropriate flood risk mitigation measures. In addition, an Ecological Impact Assessment would be required. 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. The site is contained by trees and comprises scrubland.

The site has full planning permission (20/00912/FULEXT) for 16 dwellings granted in October 2021.

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document, and the site has full planning permission for 16 dwellings.

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:
Small areas of the site are at risk of flooding; however development can be accommodated outside of these areas.

Within Flood Zone 1. No risk of groundwater flooding.

North western corner of site at risk of surface water flooding in a 1 in 30-year event. Western site boundary at risk in a 1 in 1000-year event. There is an ordinary watercourse in a culvert beneath the site.

The approved plans do not include any development in the areas at risk of flooding.

Highways / Transport:
The Council's Highways and Transport team have advised in respect of this site and concluded that the impact of additional traffic may be limited due to the size of development. Concern had previously been expressed 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. It would seem that access with appropriate sight lines of 2.4 x 43.0 metre can be obtained onto Station Road.

Heritage:
No impact.

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.

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.

Ecology:
An Ecological Impact Assessment will be required. This will need to include a Great Crested Newt Study to cover all ponds in the vicinity. This is because Great Crested Newts are known to be nearby.

The site lies within the hydrological catchment of the River Lambourn SAC Nutrient Neutrality Zone. Development must demonstrate nutrient neutrality. A HRA will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation will need to be operational and in place prior to any nutrient pollution being discharged.

Minerals and Waste:
The site lies within a Mineral Safeguarding Area, and consideration of Policy 9 of the adopted West Berkshire Minerals and Waste Local Plan will be required.

Utility Services

Water supply:
On the information available to date, Thames Water do not envisage infrastructure concerns regarding water supply network infrastructure in relation to this development. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing.

An integrated water supply and drainage strategy will be required to be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater, both on and off the site. Development will need to be occupied in line with this strategy.

Wastewater network:
On the information available to date, Thames Water do not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing.

An integrated water supply and drainage strategy will be required to be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater., both on and off the site. Development will need to be occupied in line with this strategy.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None

Parish / Town Council:
Hermitage Parish Council commented at the Regulation 18 stage that it is too late to object to these policies because both sites are already in the planning process. A decision is awaited on RSA 29, land off Charlotte Close Hermitage and RSA 30 land to south east of Old Farmhouse, although superseded, is being appealed.

SA/SEA 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 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.

Planning permission was granted in October 2021 demonstrating that development on the site is acceptable with the mitigation measures proposed to ensure no negative sustainability impact.

Availability:
The site is owned by a developer who has confirmed that the site is available.

Achievability:
The site has full planning permission. There are no known legal, cost, ownership fragmentation or other delivery issues which would otherwise prevent development and delivery of the site.

Relationship to / in combination effects of other sites :
The site is adjacent to HSA25 Land to the south east of Old Farm House, Hermitage and HER4 Land adjacent Station Road, Hermitage.

HSA25 Land to the South East of Old Farmhouse, Hermitage (10 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site.	Climate change measures and mitigation would be required should the site be reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change and mitigation proposed should the site come forward. Planning permission granted in September 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	9(b): To sustainably manage flood risk to people, property and the environment	**-**	A small part of the site is at risk from surface water flooding.	A Flood Risk Assessment (FRA) and appropriate mitigation including Sustainable Drainage Systems (SuDs) would need to be provided.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a shale to provide affordable housing		There is likely to be a positive impact on social sustainability as the site would help to deliver an element of identified need.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it seeks to meet a specific need for care home bedspaces.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities.		There is likely to be a positive impact on social and environmental sustainability as the site is close to open space facilities and local services and facilities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	2(c):To enable the protection and enhancement of high quality multi-functional Green Infrastructure (GI) across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	Planning permission granted in September 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns but could also provide improvements.	Mitigation measures would be required to ensure no negative impacts on road safety.	The site is likely to have an unknown impact on sustainability. Planning permission granted in September 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	4(b): To increase opportunities for walking, cycling and use of public transport	0	There are limited public transport options, and although there are opportunities for walking and cycling these are limited in term of access to local services and facilities.		
5: Ensure that the character and distinctiveness of the natural, built and historic	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity and geodiversity.	BNG would be required.	The site seeks to redevelop and existing site, and therefore, there are potential for positive environmental sustainability impacts.
	5(b): To conserve and enhance the character of the landscape	-	The site is located in the AONB.	The Landscape assessment indicates that part of the site is suitable for	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
environment is conserved and enhanced.				development, subject to mitigation measures.	Planning permission granted in September 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is unlikely to impact on air quality		The site is likely to have an overall neutral impact on environmental sustainability, once decontamination works have been carried out. Planning permission granted in September 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
	6(b): To manage noise levels	**0**	The site is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**-**	The site has potential for a negative impact on water quality without adequate mitigation measures as the site is in the Nutrient Neutrality Zone (NNZ)	Nutrient Neutrality mitigation would be required.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact as it is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is unlikely to impact on any elements of sustainability.
	8(b): To reduce waste generation and disposal in line	**0**	The site is unlikely to have an impact on waste generation		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	with the waste hierarchy and reuse of materials				
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to impact on mineral resources.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any elements of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Positive	High	Local (Hermitage)	Permanent	Long term

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 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.

Planning permission granted in September 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.

Site Assessment

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage

Site ID:	HSA25	Site Address:	Land off Charlotte Close, Hermitage
Use(s) proposed by site promoter	Residential	Development Potential:	Approximately 15 dwellings

Recommendation:
The site is retained as an allocation within the Local Plan Review.

Justification:
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.

A small part of the site is within an area of surface water flood risk and a small part of the site is within a Critical Drainage Area. As a result, a Flood Risk Assessment (FRA) would be required to support a planning application, along with the implementation of appropriate flood risk mitigation measures. In addition, an Ecological Impact Assessment would be required. 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. The site is contained by trees and comprises scrubland.

The site has full planning permission (20/00912/FULEXT) for 16 dwellings granted in October 2021.

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document, and the site has full planning permission for 16 dwellings.

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:
Small areas of the site are at risk of flooding; however development can be accommodated outside of these areas.

Within Flood Zone 1. No risk of groundwater flooding.

North western corner of site at risk of surface water flooding in a 1 in 30-year event. Western site boundary at risk in a 1 in 1000-year event. There is an ordinary watercourse in a culvert beneath the site.

The approved plans do not include any development in the areas at risk of flooding.

Highways / Transport:
The Council's Highways and Transport team have advised in respect of this site and concluded that the impact of additional traffic may be limited due to the size of development. Concern had previously been expressed 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. It would seem that access with appropriate sight lines of 2.4 x 43.0 metre can be obtained onto Station Road.

Heritage:
No impact.

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.

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.

Ecology:
An Ecological Impact Assessment will be required. This will need to include a Great Crested Newt Study to cover all ponds in the vicinity. This is because Great Crested Newts are known to be nearby.

The site lies within the hydrological catchment of the River Lambourn SAC Nutrient Neutrality Zone. Development must demonstrate nutrient neutrality. A HRA will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation will need to be operational and in place prior to any nutrient pollution being discharged.

Minerals and Waste:
The site lies within a Mineral Safeguarding Area, and consideration of Policy 9 of the adopted West Berkshire Minerals and Waste Local Plan will be required.

Utility Services

Water supply:
On the information available to date, Thames Water do not envisage infrastructure concerns regarding water supply network infrastructure in relation to this development. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing.

An integrated water supply and drainage strategy will be required to be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater, both on and off the site. Development will need to be occupied in line with this strategy.

Wastewater network:
On the information available to date, Thames Water do not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing.

An integrated water supply and drainage strategy will be required to be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater., both on and off the site. Development will need to be occupied in line with this strategy.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None

Parish / Town Council:
Hermitage Parish Council commented at the Regulation 18 stage that it is too late to object to these policies because both sites are already in the planning process. A decision is awaited on RSA 29, land off Charlotte Close Hermitage and RSA 30 land to south east of Old Farmhouse, although superseded, is being appealed.

SA/SEA 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 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.

Planning permission was granted in October 2021 demonstrating that development on the site is acceptable with the mitigation measures proposed to ensure no negative sustainability impact.

Availability:
The site is owned by a developer who has confirmed that the site is available.

Achievability:
The site has full planning permission. There are no known legal, cost, ownership fragmentation or other delivery issues which would otherwise prevent development and delivery of the site.

Relationship to / in combination effects of other sites :
The site is adjacent to HSA25 Land to the south east of Old Farm House, Hermitage and HER4 Land adjacent Station Road, Hermitage.

HER4 Land adjacent to Station Road, Hermitage (34 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**?**	The site is unlikely to impact on flood risk. There is no fluvial flood risk on the site, although there is a risk of surface water flooding in a small are of the site.	Consideration of surface water would be required and mitigation provided if necessarily.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The site is unlikely to impact on healthy, active lifestyles		There is likely to be an overall neutral impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the services and facilities in Hermitage		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is likely to have a positive impact on walking, cycling and use of public transport as there are a number of walking routes in the area.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is likely to have an unknown impact on biodiversity as it is close to a LWS as well as European protected species and priority species. TPOs are present along the south west and western boundary of the site.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation the site is be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	-	The site could have a negative impact on a grade II listed building. There is also potential for heritage assets linked to the former railway line.	Survey work and mitigation measures would be required to ensure no negative impacts on the historic environment.	
6: To protect and improve air,	6(a): To reduce air pollution	0	The site is unlikely to have an impact on air quality		The site is likely to an overall neutral impact on

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
water and soil quality, and minimise noise levels throughout West Berkshire.	6(b): To manage noise levels	**0**	The site is unlikely to have an impact on noise		environmental sustainability, however, there is potential for a negative impact on water quality as the site is located within the NNZ.
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to have an impact on noise		
	6(d): To maintain and improve water quality	**-**	The site likely to have a negative impact on water quality without adequate mitigation as the site is in the NNZ	Mitigation and NN would be required.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have a unknown impact on environmental sustainability
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**-**	The site is likely to have a negative impact on water consumption as the water resources in the area are running close to or at capacity. Waste water networks are also running close to capacity.	Upgrades to the water and wastewater networks may be required.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as it is within a MSA	Consideration of potential mineral resources would be required through a MRA to determine potential for prior extraction.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (AONB)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There is also a potential negative impact in relation to water consumption as the local water resources/waste water network is close to capacity. Upgrades to the networks may be required to ensure no negative impacts are actually realised. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	North Wessex Downs AONB	**Settlement:**	Hermitage	**Parish:**	Hermitage

Site ID:	HER4	**Site Address:**	Land adjacent Station Road, Hermitage
Use(s) proposed by site promoter	Residential	**Development Potential:**	Approximately 34 dwellings

Recommendation:
The site is recommended for allocation

Justification:

Within the settlement hierarchy, Hermitage is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for only a limited number of dwellings.

A Landscape Sensitivity and Capacity assessment recommends that development could be accommodated across the central part of the site.

There are some factors and effects that would require further investigation, planning, and mitigation to ensure that the most sustainable outcomes in relation to ecology, heritage, minerals, highways, and the timely delivery of infrastructure are achieved.

Discussion:

Site description:
The site is located at the southern end of Hermitage, and is within the North Wessex Downs AONB. The site comprises of open grassland, and the boundaries of the site provide containment – to the north east are the rear gardens of the properties in Lipscomb Place, a former railway track lies to the south east of the site, the south western boundary is the tree lined Station Road which includes a number of mature trees which have Tree Preservation Orders, whilst the north western boundary adjoins two sites which are allocated within the Housing Site Allocations Development Plan Document.

January 2023 HELAA conclusions:
The site is available (it is single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

Development would be unsuitable on parts of the site - Two low risk flow paths travel through the centre of the site. At the site centre the flow paths converge, leading to two high risk pooling areas. Along the access to Marlston Road there is an area of high risk flooding. Development would need to be avoided in these areas.

In addition, development across the whole site would have a significant impact on key landscape characteristic and valued features of this area of the AONB and would not be appropriate.

There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.

Concerns about impact upon the B4009 / Priors Court Road / Station Road junction. Further assessment required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
Within the West Berkshire Landscape Character Assessment (2019), the site is identified as falling within the Cold Ash Woodland and Heathland Mosaic (WH4). It notes that farm buildings and small pasture fields adjacent to settlements have proved vulnerable to development (typically of small residential clusters), due in the former case to presence of existing structures and in the latter to the screening/containment provided by boundary features. However, farm buildings, even when development has left them adjacent to settlement edges, contribute to rural character when they retain a relationship with farmland; and small enclosures, even when used as paddocks, form a transition between settlement and countryside that can contribute positively to landscape character, particularly when they retain a relationship with a historic settlement core. Loss of gradation between settlement and countryside is seen as a key detractor.

A 2011 Landscape Sensitivity Assessment (LSA) identified that development on the site would constitute considerable back land and infill development which is not characteristic of Hermitage. It went on to note that the site is part of the open gateway to Hermitage from the south.

The setting of the site has changed since the LSA was undertaken in 2011, and in light of this a Landscape Sensitivity and Capacity Assessment was prepared in May 2022. This recommends that development across the whole site would be inappropriate as it would have a significant impact upon key landscape characteristics and valued features of this area of the AONB and would not be appropriate. Development could, however, could be considered across the central part of the site subject to the following criteria:

- Retention of boundary vegetation and the careful consideration of a central open area which could have a character of a village green;
- Set back from the existing regenerated treed railway line, with additional tree planting along this boundary to further reduce the visual effect of the development on the landscape to the south;
- Set back from Station Road to retain the rural character and the setting of the mature roadside trees;
- Set adjacent the rear gardens off Lipscombe Close to avoid an open edge to rear gardens;
- Provide pedestrian and cycle links with Hermitage Green and the two residential allocations included in the Housing Site Allocations Development Plan Document - HSA24 (Land off Charlotte Close) and HSA25 (Land south of the Old Farmhouse); and
- A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.

There is another site in Hermitage which has been considered as part of the site selection work (HER5 Land at Kiln Farm, west of B4009). The Landscape Sensitivity and Capacity Assessment recommends that whilst there would be no cumulative impact if both sites were development, HER4 is preferable in landscape terms should a choice need to be made.

Flood risk:
The site is not at risk from either fluvial or groundwater flooding. Two low risk flow paths travel through the centre of the site. At the site centre the flow paths converge, leading to two high risk pooling areas. Along the access to Marlston Road there is an area of high risk flooding. Successful implementation of Sustainable Drainage Systems will be crucial in any development on the site.

Highways / Transport:
The Council's Highways Team has raised concerns about the impact of additional traffic on the B4009 / Priors Court Road / Station Road, and they have advised that a Transport Assessment will be required.

The Council's Highways Team have advised that access would be obtained via Station Road, and they have not raised any access concerns.

Heritage:
Development has the potential to harm the setting of the Grade II Listed Barnaby Thatch. Regarding non-designated heritage assets, there are remains of a medieval field system to the north and a former railway station and sheds associated with the 19th DNS railway line. A Heritage Impact Assessment will be required.

Education:
The site is within the catchment for Hermitage Primary School and The Downs Secondary School. The impact of development can be accommodated within these schools.

Environmental Health:
The site is greenfield and there are no known contamination issues. Development unlikely to impact upon air quality. No risk of noise of vibration problems to future residents.

Ecology:
There are Tree Preservation Orders close to the south western and western site boundaries.

Within 500m of the site are a priority habitat, ancient woodland, European protected species, Local Wildlife Sites, and a Site of Special Scientific Interest Impact Risk Zone. There are no statutory sites within 500m.

Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.

The site is situated within the River Lambourn Special Conservation Area (SAC) Nutrient Neutrality Zone (NNZ). There is the potential for development to result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SAC. Mitigation measures will be needed to ensure that the nutrients (ie. nitrogen and/or phosphorus) from all surface water runoff and wastewater generated by a development must be less than or equal to the nutrients generated by the existing land use.

To help protect the River Lambourn SAC, Thames Water are upgrading Waste Water Treatment Works that are located within the NNZ to reduce nutrient levels. It is anticipated that these upgrades will be completed by 2025. The phasing of any development would therefore need to be phased to take place after the upgrades to the Waste Water Treatment Works.

Minerals and Waste:
The site is within a proposed mineral safeguarding area. These areas are underlain by (mainly) sand and gravel. Safeguarding policies will apply in order to prevent needless sterilisation of mineral resources. Consideration of extraction prior to any development would be encouraged.

Utility Services
Water supply:
On the information available to date, Thames Water have commented that the supply required for the proposed scale of development is a significant additional demand in the Water Resource area. Currently the mains that feed the Water Resource area are running close to or at capacity. Consequently it is likely that the developer will be required to fund an impact study of the existing infrastructure for the brownfield sites and smaller infill development in order to determine the magnitude of spare capacity and a suitable connection point. The developer will be required to fund this. As set out in the Planning Policy Guidance, early contact with statutory undertakers (such as Thames Water) is recommended.

Wastewater network:
Thames Water have advised that The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

Electricity network:
There is a network of existing high voltage overhead lines in close proximity of the site. It is highly likely that high voltage network reinforcement and secondary substation upgrade will be required.

Gas network:
The site is not underlain by a high pressure gas transmission pipeline.

Other:
None.

Parish / Town Council:
No comments.

SA/SEA summary:
The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There is also a potential negative impact in relation to water consumption as the local water resources/waste water network is close to capacity. Upgrades to the networks may be required to ensure no negative impacts are actually realised. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Availability:
The site is in single ownership. There are no disclosed legal issues that would prevent development.

Achievability:
There are no known site, market, legal, cost, ownership, or delivery issues that could constrain the development of the site. The site is therefore considered to be achievable.

Relationship to / in combination effects of other sites :
Six sites were promoted through the HELAA, and two were assessed as ‘not developable within the next 15 years’ and have not been considered any further as part of the site selection process. Site HER5 was assessed as ‘potentially developable in part’, but has been ruled out for allocation because Hermitage is a Service Village and only suitable for a limited amount of development. Landscape sensitivity and capacity assessment has recommended that HER4 is preferable in landscape terms should a choice need to be made.

To the north west of the site are two sites that are allocated for residential development within the Housing Site Allocations Development Plan Document.

HER5 Land at Kiln Farm, Hermitage (up to 74 Dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	?	The site is unlikely to impact on flood risk. There is no fluvial flood risk on the site, although there is a risk of surface water flooding in a small are of the site.	Consideration of surface water would be required and mitigation provided if necessarily.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site is unlikely to impact on healthy, active lifestyles		There is likely to be an overall neutral impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI provision would be required.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**+**	The site is likely to have a positive impact on access to community facilities as it is well located for the services and facilities in Hermitage		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**? / -**	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements. There are some concerns regarding traffic impact on the B4009		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	The site is likely to have a positive impact on walking, cycling and use of public transport as there are a number of walking routes in the area.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**?**	The site is likely to have an unknown impact on biodiversity as it is close to a LWS and ancient woodland as well as European protected species and priority species. TPOs are present along the south west and western boundary of the site.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	**-**	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation the site is be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on heritage assets.		
6: To protect and improve air,	6(a): To reduce air pollution	**0**	The site is unlikely to have an impact on air quality		The site is likely to an overall neutral impact on

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
water and soil quality, and minimise noise levels throughout West Berkshire.	6(b): To manage noise levels	**0**	The site is unlikely to have an impact on noise		environmental sustainability. However, without adequate mitigation measures there could be a negative impact on water quality.
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to have an impact on noise		
	6(d): To maintain and improve water quality	**-**	The site may have a negative impact on water quality as it is within the NNZ	Mitigation measures at NN would be required.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have a unknown impact on environmental sustainability
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**-**	The site is likely to have a negative impact on water consumption as the water resources in the area are running close to or at capacity. Waste water networks are also running close to capacity.	Upgrades to the water and wastewater networks may be required.	
	8(d): To reduce the consumption of minerals and	**?**	The site is likely to have an unknown impact on mineral consumption as it is within a MSA	Consideration of potential mineral resources would be required through a MRA to	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	promote reuse of secondary materials			determine potential for prior extraction.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	**Likelihood**:	**Scale:**	**Duration:**	**Timescale:**
Neutral	High	Local (AONB)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There is also a potential negative impact in relation to water consumption as the local water resources/waste water network is close to capacity. Upgrades to the networks may be required to ensure no negative impacts are actually realised. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	North Wessex Downs AONB	Settlement:	Hermitage	Parish:	Hermitage

Site ID:	HER5	Site Address:	Land at Kiln Farm, west of B4009, Hermitage
Use(s) proposed by site promoter	Residential with land for the expansion of the primary school, Sustainable Drainage Systems, and public open space	Development Potential:	Up to 74 dwellings

Recommendation:
The site is not recommended for allocation

Justification:
It is acknowledged that in principle, part of the site is suitable for development. However its potential for allocation needs to be considered in conjunction with the placing of Hermitage in the settlement hierarchy. Hermitage is identified as a Service Village meaning that it is suitable for a limited amount of development.

It is considered that development of this site, alongside the others in Hermitage would be too great for the village. In particular there are already two existing allocations within the Housing Site Allocations Development Plan Document.

The Landscape Sensitivity and Capacity Assessment recommends that HER4 is preferable in landscape terms should a choice need to be made.

Discussion:

Site description:
The site is located at the northern end of Hermitage. It comprises of a medium arable field, and to the south a small part of another medium arable field. The site is located between the village of Hermitage and small grazing paddocks on the eastern side of the small rural hamlet of Oare, located further to the west. The site boundaries are to the east the roadside well treed hedgerow of the Hampstead Norreys Road/
B4009; to the north a timber post and rail fence, with occasional small tree which aligns Manor Lane, a narrow road in cutting leading to the rural hamlet of Oare; to the west the site boundary aligns a treed field hedgerow; to the south, the site boundary cuts across an arable field before terminating at the ancient woodland: Roebuck Wood. The site boundary then aligns this woodland, south of a pond and along the treed boundary of the adjacent school playing fields at Hermitage Primary School. The site is located on a very gentle sloping plateau, this sloping landform then becomes steeper through Roebuck Wood, visually enclosing the site to the south. To the east, again beyond the B4009, the landform slopes upwards to wooded hills, again enclosing
views from the site. To the north west and north the gently undulating plateau continues as fields to the M4 (not overly visible from the site).

Overall, the levels of the site slope gently upwards from the north eastern corner at in a south west direction. The adjacent roads the B4009 and Manor Lane are set slightly in cuttings at lower levels to the site. A Public Right of Way crosses the site, linking Hermitage with Oare. The site is locally prominent but largely contained beyond the immediate adjacent areas.

January 2023 HELAA conclusions:
The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.
Development of the whole site would result in the coalescence of Hermitage and Oare, and would also result in the loss of gradation between Hermitage and the countryside but there is some potential (subject to mitigation measures) for development on the eastern part of the site.

There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.

Further information also required on highways and ecology.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
West Berkshire LCA (2019) – Within the West Berkshire Landscape Character Assessment (2019), the site is identified as being within Cold Ash Woodland and Heathland Mosaic (WH4). It notes that farm buildings and small pasture fields adjacent to settlements have proved vulnerable to development (typically of small residential clusters), due in the former case to presence of existing structures and in the latter to the screening/containment provided by boundary features. However, farm buildings, even when development has left them adjacent to settlement edges, contribute to rural character when they retain a relationship with farmland; and small enclosures, even when used as paddocks, form a transition between settlement and countryside that can contribute positively to landscape character, particularly when they retain a relationship with a historic settlement core. Loss of gradation between settlement and countryside is seen as a key detractor.

Development of the whole site would result in the coalescence of Hermitage and Oare, and would also result in the loss of gradation between Hermitage and the countryside but there may be potential for development on the eastern part of the site subject to further landscape assessment.

A Landscape Sensitivity and Capacity Assessment was prepared in May 2022, and this recommends that development across the whole site would have a significant impact upon on key landscape features and valued features of this area of the AONB. Development on a small area in the eastern part of the site would be acceptable subject to the following criteria:

- Retention of boundary vegetation and the careful consideration of the footpath route;
- The provision of substantial woodland planting to contain the western side of the settlement, with open fields/hedgerows retained on the rest of the site to conserve the landscape character of the AONB and retain the rural setting of Oare;
- 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 adjacent the B4009;
- Sensitive design to mitigate any impacts, particularly on the rural character of Manor Lane;
- The Public Right of Way through the site should be retained, within a landscape buffer which retains a rural character and clear views out to the wooded horizons and the hamlet of Oare, in particular the church;
- The retention and enhancement of existing tree belts and hedgerows as well as extensive new woodland planting to contain the western edge of the settlement; and
- A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site

There is another site in Hermitage which has been considered as part of the site selection work (HER4 Land adjacent Station Road). The Landscape Sensitivity and Capacity Assessment recommends that whilst there would be no cumulative impact if both sites were development, HER4 is preferable in landscape terms should a choice need to be made.

Flood risk:
The site is not at risk from either fluvial or groundwater flooding.

The site contains two flow paths. One travels along the southern border (next to Hermitage Primary School). This path is low risk, apart from a section of high risk at the west border. The second travels along the eastern border. This path is low risk, apart from a section of high risk, where it pools at the north of the site.

Highways / Transport:
Access:
An adoptable access onto Manor Lane can be obtained, with an adoptable access also possible via the B4009. Adequate sight lines can be provided onto both roads, however due to Manor Lane being narrow and windy, an access would not be acceptable here. A footway already exists fronting the site.

Local Highway Capacity:
The site has good links to nearby facilities including a primary school. However I have concerns regarding the traffic impact on the B4009 including B4009 / Priors Court Road / Station Road junction. Transport assessment work including traffic modelling work on the junction would be required.

Heritage:
Development would not result in the loss or harm to any designated heritage assets.

Regarding non-designated heritage assets, Roman and medieval finds from field, which may indicate wider activity on site which would be sensitive. Two curvilinear features visible on LiDAR to west of site. Site close to historic settlement of Oare. Northern and western boundaries at least 19th century. Hedges and trees should be preserved within these.

A desk-based assessment would be required to better understand archaeological potential and survival, and a geophysical survey

Education:
The site is within the catchment for Hermitage Primary School and The Downs Secondary School. The impact of development can be accommodated within these schools.

Environmental Health:
The site is greenfield and there are no known contamination issues. Development unlikely to impact upon air quality. No risk of noise of vibration problems to future residents.

Ecology:
Within 500m of the site are a priority habitat, ancient woodland, European protected species, Local Wildlife Sites, and a Site of Special Scientific Interest Impact Risk Zone. There are no statutory sites within 500m.

Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.

The site is situated within the River Lambourn Special Conservation Area (SAC) Nutrient Neutrality Zone (NNZ). There is the potential for development to result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SAC. Mitigation measures will be needed to ensure that the nutrients (ie. nitrogen and/or phosphorus) from all surface water runoff and wastewater generated by a development must be less than or equal to the nutrients generated by the existing land use.

To help protect the River Lambourn SAC, Thames Water are upgrading Waste Water Treatment Works that are located within the NNZ to reduce nutrient levels. It is anticipated that these upgrades will be completed by 2025. The phasing of any development would therefore need to be phased to take place after the upgrades to the Waste Water Treatment Works.

Minerals and Waste:
Within a proposed mineral safeguarding area. These areas are underlain by (mainly) sand and gravel. Safeguarding policies will apply in order to prevent needless sterilisation of mineral resources. Consideration of extraction prior to any development would be encouraged.

Utility Services

Water supply:
Thames Water have advised that the supply required for the proposed scale of development is a significant additional demand in the Water Resource area. Currently the mains that feed the Water Resource area are running close to or at capacity. Consequently it is likely that the developer will be required to fund an impact study of the existing infrastructure for the brownfield sites and smaller infill development in order to determine the magnitude of spare capacity and a suitable connection point. The developer will be required to fund this. As set out in the Planning Policy Guidance, early contact with statutory undertakers (such as Thames Water) is recommended.

Wastewater network:
Thames Water have advised that The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

Electricity distribution:
There is a network of existing high voltage overhead lines in close proximity of the site. It is highly likely that high voltage network reinforcement and secondary substation upgrade will be required.

Gas network:
The site is not underlain by a high pressure gas transmission pipeline.

Other:
None.

Parish / Town Council:
None.

SA/SEA summary:
The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There is also a potential negative impact in relation to water consumption as the local water resources/waste water network is close to capacity. Upgrades to the networks may be required to ensure no negative impacts are actually realised. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Availability:
There site is within family ownership, and it is unknown how many individual landowners there are. There are no disclosed legal issues that would prevent development.

Achievability:
There are no known site, market, legal, cost, ownership, or delivery issues that could constrain the development of the site. The site is therefore considered to be achievable.

Relationship to / in combination effects of other sites :
Six sites were promoted through the HELAA, and two were assessed as 'not developable within the next 15 years' and have not been considered any further as part of the site selection process. Site HER5 was assessed as 'potentially developable in part', but has been ruled out for allocation because Hermitage is a Service Village and only suitable for a limited amount of development. Landscape sensitivity and capacity assessment has recommended that HER4 is preferable in landscape terms should a choice need to be made.

To the north west of the site are two sites that are allocated for residential development within the Housing Site Allocations Development Plan Document.

Kintbury

KIN3 Land east of Kiln Farm, Kintbury (up to 21 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0 / ?**	The site is unlikely to impact on flood risk as there site is at low risk of flooding		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as it is located close to a number of recreation facilities in the village.		There is likely to be an overall neutral impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the services and facilities in Kinbury		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is likely to have a positive impact on walking, cycling and use of public transport as there are a number of walking routes in the area and Kintbury is served by a railway station and a bi-hourly bus service.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is likely to have an unknown impact on biodiversity as it is close to a SSSI and LWS as well as European protected species and priority species. There is are TPOs on the northern edge of the site	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	?	The site is likely to have an unknown impact on the historic environment as consideration is required of the woodland and other heritage assets in the area.	Survey work and possible mitigation measures would be required.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The site is unlikely to have an impact on air quality		The site is likely to an overall neutral impact on environmental sustainability, however, there could also be a negative impact in relation to water quality.
	6(b): To manage noise levels	0	The site is unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	?	The site is likely to have an unknown impact on soil quality as there is potential for contamination from the former brick and tile works at Kiln Farm	Survey work and possible mitigation measures would be required.	
	6(d): To maintain and improve water quality	0	The site unlikely to impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have a unknown impact on environmental sustainability
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(c): To reduce water consumption and promote reuse	0	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as half of the site is within a MSA	Consideration of potential mineral resources would be required through a MRA to determine potential for prior extraction.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (AONB)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	AONB	**Settlement:**	Kintbury	**Parish:**	Kintbury

Site ID:	KIN3	**Site Address:**	Land east Kiln Farm, Kintbury
Use(s) proposed by site promoter	Residential	**Development Potential:**	Up to 21 dwellings (only the part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) is considered appropriate for development – approx. 1.45ha)

Recommendation:
The site is not recommended for allocation

Justification:
Only a limited amount of development will be suitable in Kintbury. Within the revised settlement hierarchy Kintbury is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for only a limited number of dwellings. Traffic related concerns are perhaps the biggest single issue for the local community in Kintbury and it is acknowledged that despite there being a mainline railway station in the village, the degree of car dependency is still likely to be high.

It is acknowledged that the western part of the site is well connected to the settlement edge when considered alongside the site allocated in the Housing Site Allocations development Plan Document (HSA DPD) and subject to certain mitigation and enhancement measures identified in the LSA (2011), this part of the site only could be sensitively developed to conserve and enhance the special qualities and natural beauty of the landscape of the AONB. However, the site also needs to be thought about alongside any other sites where there is potential for development, in particular KIN6.

Bearing in mind the particular features of Kintbury it is considered that the development of both KIN3 and KIN6 would be too great for the village particularly as there is an existing allocation in the HSA DPD adjoining KIN3. Although both KIN6 and KIN3 are predominantly neutral in their sustainability effects KIN6 is closer to a larger number of facilities and services.

Discussion:

Site description:
The site is adjacent to the settlement of Kintbury which is identified as a Service Village in the settlement hierarchy. The northern and eastern site boundaries adjoin the settlement boundary. The site is greenfield and is Grade 3 agricultural land. It could potentially accommodate up to 21 dwellings on the part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) and is of a scale to provide affordable housing.

The site has easy access to the countryside and there are a number of Public Rights of Way (PRoW) around the village. There are no PRoW within the site that would be affected by any development. The Kennet and Avon Canal towpath passes through the northern part of the village.

The site lies close to existing services and facilities. Kintbury Surgery is located along Newbury Street and the site is within walking distance of Kintbury Primary School and the local shops. Kintbury recreation ground lies approximately 1km from the site offering opportunities for football, bowls and tennis. The adjacent Jubilee Centre is a two court indoor facility for hire by local people and clubs. A children's play area sits alongside. The Coronation Hall along Inkpen Road also hosts a variety of indoor community activities.

Local Plan history: The site was considered as three separate parcels of land in the Strategic Housing Land Availability Assessment (2013) refs KIN008, KIN009 and KIN010. KIN008 – was considered potentially developable although it made clear that development would need to be limited to a small area in the western part of the site only. KIN009 – was considered potentially developable as part of a wider allocation. KIN010 - was considered not developable due to its poor relationship to the existing settlement. Only KIN008 and KIN009 were considered as part of the site selection process for the HSADPD but neither were recommended for allocation.

It was noted that although the western part of KIN008 is well connected to the settlement edge, 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 [allocated sites] and KIN009 to improve its relationship to the existing settlement and gain access. It was also noted that KIN009 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.

January 2023 HELAA conclusions:

The site is potentially available (in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

A very small part of the site only may be suitable but further work needs to be undertaken to assess whether it is acceptable in landscape and highway terms. Further ecological surveys also required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
The western part of the site is well connected to the settlement edge when considered alongside the site allocated in the HSADPD.

The West Berkshire Landscape Character Assessment (2019) notes that the northern half of the site lies within the Hungerford Farmed Chalk Mosaic (FC1) and the southern half of the site lies within the Inkpen Woodland and Heathland Mosaic LCA (WH1).

The Landscape Sensitivity Assessment (LSA) (2011) considered the wider site and concluded that development on a small area of the western part of the site only would be acceptable subject to certain protection and enhancement measures. The LSA noted that development should be subject to the protection and enhancement of: boundary hedgerows and trees which could be in conjunction with neighbouring sites; views from the surrounding countryside to be carefully considered; and new planting would be important in integrating the buildings into the landscape.

AONB Unit and Natural England: Potential for development in part of the site. The site includes a number of fields with the largest visible off Holt Road. This provides a strong open character that merges with the wider open countryside and has far reaching views. There is a clear end/start to this edge of the settlement and breaking this would have an adverse effect to the landscape and scenic beauty of the AONB. 11ha is extensive and would be inappropriate in relation to the small size of Kintbury. Visible from footpaths. The western parcel of land which backs on to the existing allocated site is restricted from view by the natural contours of the land and the existing vegetation, this significantly smaller site could accommodate a proportionate sized development.

Flood risk: *(comments relate to the western part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011)*

The site lies within Flood Zone 1 and so there is a low probability of flooding.

There is a medium risk of surface water flooding to the north of Dougal’s Wood but this covers less than 1% of the site.

Groundwater flooding over the site is unlikely.

The site is underlain with clay which would restrict the scope for Sustainable Drainage Systems.

The site is in Source Protection Zone (SPZ) 2. The Environment Agency has no in principles objections to development in SPZs.

Highways / Transport: *(comments relate to the western part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011)).*

An acceptable access onto Laylands Green should be achievable via the existing allocated site.
Extensive on street parking within the High Street limits potential for additional traffic flow. There are already problems with getting bus and other larger vehicles through High Street, Newbury Street, Holt Road and the northern end of Inkpen Road due to road width, parking, hedges and adjoining land uses. Double yellow lines in High Street, Newbury Street, Holt Road and the northern end of Inkpen Road could help mitigate the effects of additional development in the village.

The site lies just over 1.5km to the Kintbury mainline railway station. The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service. The degree of car dependency is still likely to be high.

Heritage:
No impact on designated heritage assets.

Non-designated heritage assets - Dougal's Wood dates to at least the 19th century and care should be taken to preserve as much as possible. The site lies close to post medieval kiln and works. Some potential for archaeology. A desk-based assessment and potentially a geophysical survey would be required to better understand the archaeological potential and survival.

Education: *(comments relate to the western part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011))*
Primary education – Kintbury - This scale of development would be absorbed into the catchment population. The school could not accommodate any further development than this, based on current forecasts. The site is close to the school and in the centre of the village. Travel distances to other schools are likely to incur transport costs for the Council, as they are beyond the Home to School transport thresholds. These transport costs would be significant, are revenue in nature and cannot be recovered from the

CIL funding stream so would place a burden on the Council. The majority of schools in the area are small, have restricted sites and have little capacity to expand.

Secondary education - John O'Gaunt - It is likely that this impact can be accommodated within the existing infrastructure.

Environmental Health:
Development is unlikely to result in adverse impact/worsening of air quality. There is possible particulate matter from construction and operational impacts. The level of impact on minimising emissions depends on the location of development within the site, building materials / construction, transport / design. An air quality survey would be required.

There is a low risk of contamination. 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 which would restrict the scope for SuDS.

There is a low risk of noise and vibration problems to future occupants. A noise survey would be required as part of a planning application.

Ecology:
There is a TPO on the northern edge of the site and a woodland TPO on land adjacent to the west and also to the south.

Catmore and Winterly Copses SSSI and land at Inkpen Road Local Wildlife Site (LWS) lie within a 500m radius surrounding the site. The LWS is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. There are also European protected species and priority species within 500m of the site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.

An additional Great Crested Newt survey would also be required.

The site lies within a Biodiversity Opportunity Area.

Minerals and Waste:
Approximately half of the site is within a proposed Mineral Safeguarding Area. A Minerals Resource Assessment would be required as part of a planning application.

Utility Services:
NB - Thames Water comments relate to the wider promoted HELAA site: The supply required for the proposed scale of development is a significant additional demand in the Water Resource area. Currently the mains that feed the Water Resource area are running close to or at capacity. Consequently it is likely that the developer will be required to fund an impact study of the existing infrastructure in order to determine the magnitude of spare capacity and a suitable connection point. The scale of development is likely to require upgrades to the wastewater network. A housing and infrastructure phasing plan would be required.

SSE has noted there is a network of existing HV overhead lines (OHLs) and underground cable in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade would be required. The upstream primary substation has capacity at present. Although there are 33 kV ring restriction which will require reinforcement depending on the load growth in this area.

Other:
None

Parish / Town Council:
A very large site that would have exactly the same impact as KIN 5 affecting the landscape of the AONB in an exposed position, extending the visible presence of the settlement into the countryside and would appear as a dominating feature. The site also has elements of the Reading Beds with boggy condition and the widespread presence of Great Crested Newts.

Kintbury Parish Council has also highlighted the following local issues/community aspirations:
Concerns about an increase in traffic through the village centre and, particularly, the effect on the Conservation Area. The growth of traffic already traversing the village has resulted in long queues trying to cross the railway creating more congestion and pollution in the centre together with a difficult access to the A4, where most of the traffic is headed. Any development will have a deleterious effect on the level of traffic needing to pass through the centre of the Village.

Impact upon the AONB – All of the proposed sites are located outside of the Village Settlement Boundary and are in the AONB where the scenic quality is high and is a valued landscape. The sites are surrounded by open fields and form a part of the surrounding countryside and landscape. It is considered that any of the sites would cause serious harm to the landscape quality and value of the AONB. All of the sites would have a direct impact on inward and outward views including those from nearby footpaths and highways.

Potential adverse impact on existing services and facilities – GP surgery at capacity, primary school may not be able to cope with additional children, and concerns that the current water supply and sewerage services will not be able to cope with additional

units. It is known that properties to the south of Kintbury already have problems with water pressure that can only be exacerbated by additional housing.

SA/SEA summary: *(comments relate to the western part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011))*

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Availability:
The site is owned by two private landowners and is available immediately

Achievability:
There are no known legal constraints at this time

Relationship to / in combination effects of other sites:
Only a limited amount of development will be suitable in Kintbury. Within the revised settlement hierarchy Kintbury is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for a limited number of dwellings. The part of the site that is acceptable in landscape terms is close to KIN4 along Laylands Green. Although KIN4 has a much smaller development potential then KIN3, the development of these two sites together in such close proximity would be of concern for a village of this size, nature and character.

The other promoted site in Kintbury, KIN6, is located off The Haven. There is a greater potential for development on KIN6 rather than KIN4, but it is considered that the development of both KIN3 and KIN6 would be too much for the village particularly as there is an existing allocation in the HSA DPD adjoining KIN3. Although both KIN6 and KIN3 are predominantly neutral in their sustainability effects KIN6 is closer to a larger number of facilities and services. It also has a slightly higher development potential.

KIN4 Land north of Kiln House, Laylands Green, Kintbury (up to 15 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is unlikely to impact on flood risk as there is not flood risk on the site		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as it is located close to a number of recreation facilities in the village.		There is likely to be an overall neutral impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the services and facilities in Kinbury		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is likely to have a positive impact on walking, cycling and use of public transport as there are a number of walking routes in the area and Kintbury is served by a railway station and a bi-hourly bus service.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is likely to have an unknown impact on biodiversity as it is close to a SSSI and LWS as well as European protected species and priority species.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation a small part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	?	The site is likely to have an unknown impact on the historic environment as consideration of local heritage assets would be required.	Survey work and possible mitigation measures would be required.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is unlikely to have an impact on air quality		The site is likely to an overall neutral impact on environmental sustainability, however, there could also be a negative impact in relation to water quality.
	6(b): To manage noise levels	**0**	The site is unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	**?**	The site is likely to have an unknown impact on soil quality as there is potential for contamination from the former brick and tile works at Kiln Farm	Survey work and possible mitigation measures would be required.	
	6(d): To maintain and improve water quality	**0**	The site unlikely to impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have a unknown impact on environmental sustainability
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and	**?**	The site is likely to have an unknown impact on mineral consumption as half of the site is within a MSA	Consideration of potential mineral resources would be required through a	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	promote reuse of secondary materials			MRA to determine potential for prior extraction.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	**Likelihood**:	**Scale:**	**Duration:**	**Timescale:**
Neutral	High	Local (AONB)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	North Wessex Downs AONB	**Settlement:**	Kintbury	**Parish:**	Kintbury

Site ID:	KIN4	**Site Address:**	Land north of Kiln House, Laylands Green, Kintbury, RG17 9UD
Use(s) proposed by site promoter	Residential	**Development Potential:**	Up to 15 dwellings but known issues exist which would reduce this number

Recommendation:
The site is not recommended for allocation

Justification:

Only a limited amount of development will be suitable in Kintbury. Within the revised settlement hierarchy Kintbury is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for only a limited number of dwellings. Traffic related concerns are perhaps the biggest single issue for the local community in Kintbury and it is acknowledged that despite there being a mainline railway station in the village, the degree of car dependency is still likely to be high.

Even though a site along Laylands Green has been allocated for development in the current Local Plan, this site is still detached from the main existing settlement further north. Laylands Green has a rural character and there is currently a clear linear pattern of development along this part of the road. A more intensive development in this location would be out of character with the existing settlement form.

Although most of the area covered by this promoted site was considered acceptable in the Landscape Capacity Assessment (2011) it was on the understanding that 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. The site would therefore be unable to accommodate up to 15 dwellings.

Discussion:

Site description:
The site is detached from the settlement boundary of Kintbury. The village is identified as a Service Village in the settlement hierarchy. The site is partly residential and partly Grade 3 agricultural land. The whole site could potentially accommodate up to 15 dwellings and is of a scale to provide affordable housing.
The site has easy access to the countryside and there are a number of PROW around the village. There are no PROW within the site that would be affected by any development. The Kennet and Avon Canal towpath passes through the northern part of the village.

The site lies close to existing services and facilities. Kintbury Surgery is located along Newbury Street and the site is within walking distance of Kintbury Primary School and the local shops. Kintbury recreation ground lies approximately 1km from the site offering opportunities for football, bowls and tennis. The adjacent Jubilee Centre is a two court indoor facility for hire by local people and clubs. A children's play area sits alongside. The Coronation Hall along Inkpen Road also hosts a variety of indoor community activities.

The site (as part of a wider site) was considered potentially developable in the Strategic Housing Land Availability Assessment (2013) ref KIN015. The Landscape Sensitivity Assessment (2011) concluded that development on the whole site would result in harm to the natural beauty of the AONB but that the small open part of the site could be developed subject to certain recommendations. It 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.

The site (as part of a wider site) was then considered as part of the site selection process for the HSADPD but was not recommended for allocation. It was concluded that the site was not that well related to the existing settlement without development taking place on some adjacent sites. 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.

January 2023 HELAA conclusions:

The site is potentially available (in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

Concern that more intensive development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Further assessment required. Further ecological surveys required. Heritage Impact Assessment also required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
The West Berkshire Landscape Character Assessment (2019) notes that the site lies within the Inkpen Woodland and Heathland Mosaic LCA (WH1).

A Landscape Sensitivity Assessment (LSA) (2011 (in which the site had the ref KIN015) concluded that development on the whole site would result in harm to the natural beauty of the AONB but that the small open part of the site could be developed subject to certain recommendations. It 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.

AONB Unit and Natural England: Not appropriate for development. The site has an intimate and detached character from the street, it has a strong rural connection. Redevelopment of the existing outbuildings would be acceptable but additional buildings within the site would unbalance the existing relationship of the site and surrounding landscape. It would also put pressure on the priority woodlands which encompass the site.

Flood risk:
The site lies within Flood Zone 1 and so there is a low probability of flooding.
There is no surface water or groundwater flood risk.
The site is in Source Protection Zone (SPZ) 2 with a high risk of contamination to groundwater. The Environment Agency has no in principle objections to development within SPZs.

Highways / Transport:
The speed limit on Laylands Green is 30mph. The proposed site has sufficient frontage to achieve the necessary 86m of visibility splays. The width of this road is adequate to accommodate the additional traffic from the proposed plots. However, there is no footway on the road so Highways are likely to ask the developer to provide a footway along one side of the road, to link the site to the existing footway at Dunn Crescent.

Extensive on street parking within the High Street limits potential for additional traffic flow. There are already problems with getting bus and other larger vehicles through High Street, Newbury Street, Holt Road and the northern end of Inkpen Road due to road width, parking, hedges and adjoining land uses. Double yellow lines in High Street, Newbury Street, Holt Road and the northern end of Inkpen Road could help mitigate the effects of additional development in the village.

The site lies just over 1.5km to the Kintbury mainline railway station. The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service. The degree of car dependency is still likely to be high. Traffic flows from the proposed plots would be relatively low and mindful of the adequate width of Laylands Green, Highways are unlikely to object to the impact of this development.

Heritage:
There is potential harm to the setting of the undesignated heritage asset Quinnels Cottage (C17th). A Statement of Heritage Significance would be required.

There is also a post medieval kiln and brickworks. A desk-based archaeological assessment would be required to better understand the archaeological potential and survival over the whole site.

Education:
Early years – Kintbury ward
Primary education – Kintbury - This scale of development would be absorbed into the catchment population. The school could not accommodate any further development than this, based on current forecasts. The site is close to the school and in the centre of the village. Travel distances to other schools are likely to incur transport costs for the Council, as they are beyond the Home to School transport thresholds. These transport costs would be significant, are revenue in nature and cannot be recovered from the CIL funding stream so would place a burden on the Council. The majority of schools in the area are small, have restricted sites and have little capacity to expand.
Secondary education - John O'Gaunt - It is likely that this impact can be accommodated within the existing infrastructure.

Environmental Health:
Development is unlikely to result in adverse impact/worsening of air quality. There is possible Nitrogen Dioxide and particulate matter from construction and operational impacts. The level of impact on minimising emissions depends on the location of development within the site, building materials / construction, transport / design. An air quality survey would be required.

There is a medium risk of contamination on the site. There is suspected contamination at Kiln Farm due to the old brick and tile works. A contamination assessment would be required. The site is underlain with clay which would restrict the scope for Sustainable Drainage Systems.

There is a low risk of noise and vibration problems to future occupants. A noise survey would be required as part of a planning application.

Ecology:
There is a woodland Tree Preservation Order in the northern part of the site There are also mature trees within the garden.

Catmore and Winterly Copses Site of Special Scientific Interest and land at Inkpen Road Local Wildlife Site (LWS) lie within a 500m radius surrounding the site. The LWS is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. There are also European protected species and priority species within 500m of the site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.

An additional Great Crested Newt survey would also be required.

The site lies within a Biodiversity Opportunity Area.

Minerals and Waste:
Approximately two thirds of the site is within a proposed Mineral Safeguarding Area. A Minerals Resource Assessment would be required as part of a planning application.

Utility Services
Thames Water does not envisage infrastructure concerns regarding water supply capability in relation to this site. The receiving SDAC is Station Road (Kintbury) STW which has a trigger level of 40. The receiving STW is Kintbury. Thames Water does not envisage infrastructure concerns regarding wastewater networks in relation to this development.

SSE has noted there is a network of existing HV overhead lines (OHLs) and underground cable in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade would be required. The upstream primary substation has capacity at present. Although there are 33 kV ring restriction which will require reinforcement depending on the load growth in this area.

Other:
None

Parish / Town Council:
With the same ground conditions and prevalence of Great Crested Newts as KIN3, the site would be extremely difficult to develop and would impact upon the older property of Kiln Farm.
Kintbury Parish Council has also highlighted the following local issues/community aspirations:
Concerns about an increase in traffic through the village centre and, particularly, the effect on the Conservation Area. The growth of traffic already traversing the village has resulted in long queues trying to cross the railway creating more congestion and pollution in the centre together with a difficult access to the A4, where most of the traffic is headed. Any development will have a deleterious effect on the level of traffic needing to pass through the centre of the Village.

Impact upon the AONB – All of the proposed sites are located outside of the Village Settlement Boundary and are in the AONB where the scenic quality is high and is a valued landscape. The sites are surrounded by open fields and form a part of the surrounding countryside and landscape. It is considered that any of the sites would cause serious harm to the landscape quality and value of the AONB. All of the sites would have a direct impact on inward and outward views including those from nearby footpaths and highways.
Potential adverse impact on existing services and facilities – GP surgery at capacity, primary school may not be able to cope with additional children, and concerns that the current water supply and sewerage services will not be able to cope with additional units. It is known that properties to the south of Kintbury already have problems with water pressure that can only be exacerbated by additional housing.

SA/SEA summary:

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Availability:
The site is owned by two private landowners and would be available within the next 11-15 years

Achievability:
There are no known legal constraints at this time. There are two existing dwellings and one barn on the site. The promoter has advised that these can be demolished if required

Relationship to / in combination effects of other sites:
Only a limited amount of development will be suitable in Kintbury. Within the revised settlement hierarchy Kintbury is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for a limited number of dwellings. This site lies close to KIN3 which has a greater potential for development than this site. The development of two sites in such close proximity would be of concern for a village of this size, nature and character.

There is also potential for development on the other promoted site in the village, KIN6. It is, however, considered that the development of both KIN6 and KIN3 would be too great for the village particularly as there is an existing allocation in the HSA DPD adjoining KIN3. Although both KIN6 and KIN3 are predominantly neutral in their sustainability effects KIN6 is closer to a larger number of facilities and services. It also has a slightly higher development potential.

KIN6 Land adjoining The Haven, Kinbury (up to 23 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	**0 / ?**	The site is unlikely to impact on flood risk. There is no fluvial flood risk on the site, although there is a low possibility of groundwater flooding on a small part of the site.	Consideration of groundwater would be required and mitigation provided if necessarily.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**+**	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact on healthy, active lifestyles as it is located close to a number of recreation facilities in the village.		There is likely to be an overall neutral impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c):To enable the protection and enhancement of high	**?**	There is likely to be an unknown impact on GI as it would depend on what GI would be	Policies in the plan requires consideration	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	quality multi-functional GI across the District		proposed as part of the development should the site be allocated.	of GI, therefore, should the site be allocated consideration of GI provision would be required.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the services and facilities in Kinbury		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is likely to have a positive impact on walking, cycling and use of public transport as there are a number of walking routes in the area and Kintbury is served by a railway station and a bi-hourly bus service.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is likely to have an unknown impact on biodiversity as it is close to a SSSI and LWS as well as European protected species and priority species.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation a small part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include	0	The site is unlikely to impact on the historic environment.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	sustaining the significant interest of heritage assets				
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is unlikely to have an impact on air quality		The site is likely to an neutral impact on environmental sustainability.
	6(b): To manage noise levels	**0**	The site is unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to have an impact on noise		
	6(d): To maintain and improve water quality	**0**	The site unlikely to impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**-**	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have a unknown impact on environmental sustainability
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to have an impact on water consumption		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as half of the site is within a MSA	Consideration of potential mineral resources would be required through a MRA to determine potential for prior extraction.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (AONB)	Permanent	Long Term

Summary

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Site Assessment

Spatial Area:	North Wessex Downs AONB	**Settlement:**	Kintbury	**Parish:**	Kintbury

Site ID:	KIN6	**Site Address:**	Land adjoining The Haven, Kintbury, RG17 9AU
Use(s) proposed by site promoter	Residential	**Development Potential:**	Up to 23 dwellings

Recommendation:
The site is recommended for allocation

Justification:

The site is well related to the existing settlement and subject to certain mitigation and enhancement measures identified in the LSA (2011), could be sensitively developed to conserve and enhance the special qualities and natural beauty of the landscape of the AONB.

The site was considered in detail as part of the HSADPD and original highways concerns about access were overcome. Traffic related concerns are perhaps the biggest single issue in Kintbury and it is acknowledged that despite there being a mainline railway station in the village, the degree of car dependency is still likely to be high. Despite this though, it is not considered that the increase in traffic at the Inkpen Road/High Street junction (in relation to the existing traffic using the junction) is a significant concern.

Kintbury is identified as a Service Village, so is therefore suitable for a limited number of dwellings. With a predominantly neutral effect on sustainability and the fact that the site lies close to existing services and facilities, it is considered the most appropriate option for development.

Discussion:

Site description:
The site is adjacent to the settlement of Kintbury which is identified as a Service Village in the settlement hierarchy. The eastern site boundary adjoins the settlement boundary. The site is greenfield, currently pasture and is Grade 3 agricultural land. It could potentially accommodate up to 23 dwellings and is of a scale to provide affordable housing.

The site has easy access to the countryside and there are a number of Public Rights of Way (PROW) around the village. There are no PROW within the site that would be affected by any development. The Kennet and Avon Canal towpath passes through the northern part of the village.

The site lies close to existing services and facilities. Kintbury Surgery is located along Newbury Street and the site is within walking distance of Kintbury Primary School and the local shops. Kintbury recreation ground lies to the north of the site offering opportunities for football, bowls and tennis. The adjacent Jubilee Centre is a two court indoor facility for hire by local people and clubs. A children's play area sits alongside. The Coronation Hall also hosts a variety of indoor community activities.

Local Plan history: The site was considered as potentially developable in the Strategic Housing Land Availability Assessment (2013) ref KIN011. The Landscape Sensitivity Assessment (2011) concluded that development on the site would be acceptable, subject to certain recommendations. The site was then considered as part of the site selection process for the HSADPD but was not recommended for allocation. It was concluded that it should be considered further through the Local Plan Review. Council Members chose to respond to concerns expressed locally over the cumulative impacts of additional development in Kintbury and the surrounding area and requested that further consideration of the site was deferred until an informed assessment could be made of the cumulative impact of traffic generated from additional development in the area.

January 2023 HELAA conclusions:

The site is available (in multiple ownership, although a developer has an option to purchase the site conditional on planning) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

There are a number of factors which would need to be investigated further to confirm that the site is developable - further ecological surveys required. Transport Statement required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

Landscape:
The site has a strong relationship with the existing settlement.

The West Berkshire Landscape Character Assessment (2019) notes that the northern half of the site lies within the Hungerford Farmed Chalk Mosaic (FC1) and the southern half of the site lies within the Inkpen Woodland and Heathland Mosaic LCA (WH1).

A Landscape Sensitivity Assessment (LSA) (2011) concluded that development on the whole site would be acceptable subject to certain protection and enhancement measures. These included: the retention of boundary hedgerows and trees and scattered trees within the southern section of the site; the replacement of the conifer hedgerow with more appropriate planting; views from the surrounding countryside, Public Right of Way and the neighbouring recreation field are carefully considered and the provision of new planting to integrate the buildings into the landscape.

AONB Unit: Potential for development. Landscape assessment required.

Flood risk:
The site lies within Flood Zone 1 and so there is a low probability of flooding. There is no surface water flood risk.

There is the possibility of groundwater flooding in about 5% of the site where the groundwater sits between 0.5m and 0.25m below the surface. This will limit the use of infiltration sustainable drainage systems in this area. Groundwater flooding is unlikely over the remainder of the site. The Jacobs Groundwater Flood Risk modelling does not show the site to be at risk of groundwater emergence in either a 1 in 30 or 1 in 100 year flood event.

The site is in Source Protection Zone (SPZ) 2, with a high risk of contamination to groundwater. The Environment Agency has no in principles objections to development in SPZs.

Highways / Transport:
An acceptable access onto The Haven should be achievable via the existing garages. Any parking lost to the garages will need to be relocated. Sight lines at The Haven / Inkpen Road junction will need to be improved but a technical note provided in July 2015 has shown that land is available.

Extensive on street parking within the High Street limits potential for additional traffic flow. There are already problems with getting bus and other larger vehicles through High Street, Newbury Street, Holt Road and the northern end of Inkpen Road due to road width, parking, hedges and adjoining land uses. Double yellow lines in High Street, Newbury Street, Holt Road and the northern end of Inkpen Road could help mitigate the effects of additional development in the village. It is not considered that the increase in traffic at the Inkpen Road/High Street junction (in relation to the existing traffic using the junction) is of significant concern.

The site lies just over a km to the Kintbury mainline railway station. The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service. The degree of car dependency is still likely to be high.

Heritage:
No impact

Education:
Primary education – Kintbury - This scale of development would be absorbed into the catchment population. The school could not accommodate any further development than this, based on current forecasts. The site is close to the school and in the centre of the village. Travel distances to other schools are likely to incur transport costs for the Council, as they are beyond the Home to School transport thresholds. These transport costs would be significant, are revenue in nature and cannot be recovered from the CIL funding stream so would place a burden on the Council. The majority of schools in the area are small, have restricted sites and have little capacity to expand.

Secondary education - John O'Gaunt - It is likely that this impact can be accommodated within the existing infrastructure.

Environmental Health:
Development is unlikely to result in adverse impact/worsening of air quality. There is possible particulate matter from construction and operational impacts. The level of impact on minimising emissions depends on the location of development within the site, building materials / construction, transport / design. An air quality survey would be required

There is a medium risk of contamination to soil quality.

There is a medium risk of noise and vibration problems to future occupants from the sports facilities to the north. A noise survey would be required as part of a planning application.

Ecology:
There are no Tree Preservation Orders on or adjacent to the site.

Catmore and Winterly Copses Site of Special Scientific Interest (SSSI) and land at Inkpen Road Local Wildlife Site (LWS) lie within a 500m radius surrounding the site. The LWS is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. There are also European protected species and priority species within 500m of the

site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site. An additional Great Crested Newt survey would also be required.

Minerals and Waste:
Approximately half of the site is within a proposed Mineral Safeguarding Area. A Minerals Resource Assessment would be required as part of a planning application.

Utility Services:
Thames Water do not envisage infrastructure concerns regarding water supply capability in relation to this site.
The receiving SDAC is Station Road (Kintbury) Sewage Treatment Works (STW) which has a trigger level of 40. The receiving STW is Kintbury. Thames Water do not envisage infrastructure concerns regarding wastewater networks in relation to this development

SSE has noted there is a network of existing High Voltage (HV) overhead lines and underground cable in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade would be required. The upstream primary substation has capacity at present. Although there are 33 kV ring restriction which will require reinforcement depending on the load growth in this area.

Other:
None

Parish / Town Council:
Any access to this site would have to be via The Haven, a relatively narrow road already with a large number of parked cars and creating a much poorer environment for the residents of the Haven. An access through the garage site would result in making less parking for The Haven residents and creating a poor environment. Like the other sites it extends the visible presence of the settlement, imposes itself on nearby properties and affects the setting of the adjacent Recreation Ground.

Kintbury Parish Council has also highlighted the following local issues/community aspirations:
Concerns about an increase in traffic through the village centre and, particularly, the effect on the Conservation Area. The growth of traffic already traversing the village has resulted in long queues trying to cross the railway creating more congestion and pollution in the centre together with a difficult access to the A4, where most of the traffic is headed. Any development will have a deleterious effect on the level of traffic needing to pass through the centre of the Village.

Impact upon the AONB – All of the proposed sites are located outside of the Village Settlement Boundary and are in the AONB where the scenic quality is high and is a valued landscape. The sites are surrounded by open fields and form a part of the surrounding countryside and landscape. It is considered that any of the sites would cause serious harm to the landscape quality and value of the AONB. All of the sites would have a direct impact on inward and outward views including those from nearby footpaths and highways.

Potential adverse impact on existing services and facilities – GP surgery at capacity, primary school may not be able to cope with additional children, and concerns that the current water supply and sewerage services will not be able to cope with additional units. It is known that properties to the south of Kintbury already have problems with water pressure that can only be exacerbated by additional housing.

Kintbury Parish Council's representation to the consultation on the draft emerging (Regulation 18) LPR raised concerns with the inclusion of the site as an allocation. The concerns related to traffic, impact on the AONB, and loss of garages at The Haven.

SA/SEA summary:
The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

Availability:
The site is owned by three private landowners and is available immediately. It is under an option agreement to a developer.

Achievability:
There are no known legal constraints at this time

Relationship to / in combination effects of other sites:
Only a limited amount of development will be suitable in Kintbury. Within the revised settlement hierarchy Kintbury is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for a limited number of dwellings.

There are two other promoted sites in the village, KIN3 and KIN4, both of which would be accessed from Laylands Green. The development of both of these other sites in such close proximity to one another would be of concern for a village of this size, nature and character. Of these two sites, KIN3 has the greatest development potential.

Whilst there is some limited potential on KIN3, it is considered that the development of both KIN3 and KIN6 would be too great for the village particularly as there is an existing allocation in the HSA DPD adjoining KIN3. Although both KIN6 and KIN3 are predominantly neutral in their sustainability effects KIN6 is closer to a larger number of facilities and services. It also has a slightly higher development potential.

Appendix 8bc SA/SEA of Employment Sites

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ALD3 Former Youngs Garden Centre, Youngs Industrial Estate, Aldermaston (Industrial – B2/B8)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk from flooding, therefore, development should not impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site is unlikely to actively support healthy, active lifestyles	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site.	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	GI improvements could be provided alongside the development of the site.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in
	3(b): To support the development of access to IT	0	The site is unlikely to impact on IT facilities for the community.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	facilities including Broadband particularly in rural locations				relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site is unlikely to impact on road safety.		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	-	The site is rural in nature and therefore, there are limited opportunities for walking, cycling or use of public transport.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.	Biodiversity net gain should result in benefits.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts, but there is potential for a negative impact on heritage assets without adequate mitigation measures being in place.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on the character of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	-	The site is adjacent to a Grade II listed building.	Heritage impact assessment would be required and mitigation measures put in place to ensure no negative impacts on the listed building.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	?	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	0	Site is already developed therefore, unlikely to be an impact on soil quality.		
	6(d): To maintain and improve water quality	0	The site is already developed therefore, unlikely to be an impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	+	The site is a brownfield site proposed for redevelopment.		The site is previously developed land and as a result development of the site would result in positive economic and

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		possibly environmental sustainability impacts.
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.		
	8(c): To reduce water consumption and promote reuse	0	The site is an brownfield site looking to redevelopment, therefore, there should be no impact on water consumption/reuse	Measures could be introduced and requirements set out in policy to reduce water consumption and promote reuse as part of any redevelopment.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is on the edge of the Mineral Safeguarding Area, consideration of potential for extraction would be required to ensure mineral is not sterilised.	Further consideration of the proximity to the mineral resource would be required.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The site is promoted for employment use to meet the needs of the district.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	+	The site is an existing employment site, proposing redevelopment which could result in more effective and efficient use of land.		
	10(c): To support the viability and vitality of town and village centres	0	The site is rural in nature and therefore, will not impact on the viability of vitality of town and village centres.		

~~SA Objective~~	~~SA Sub-Objective~~	~~Effects of Policy on SA Objectives~~	~~Justification for assessment~~	~~Mitigation / Enhancement~~	~~Comment~~
~~Overall Effect:~~	~~Likelihood:~~	~~Scale:~~	~~Duration:~~	~~Timing:~~	
~~Neutral~~	~~Medium~~	~~Local (Eastern Area)~~	~~Permanent~~	~~Long Term~~	
~~The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. The site is brownfield, so there is a positive sustainability impact. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific site policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact. Negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car.~~					

ALD6 Land off Benyon Road, Easter Park, Aldermaston (Mixed employment use – Eg/B2/B8)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk from flooding, therefore, development should not impact on flood risk.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to housing needs.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site is unlikely to impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI.	The site may be able to provide some GI as part of any development proposals.	
3: To improve accessibility to	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and services.		The site is promoted for employment use therefore, there is unlikely to be an impact on

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		any element of sustainability in relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site is unlikely to impact on road safety.		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	-	The site is unlikely to increase opportunities for walking, cycling or public transport due to its rural location.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.	Biodiversity net gain requirements should deliver a positive impact.	Development of the site should result in biodiversity net gain which would result in an overall positive impact on environmental sustainability.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	?	There may be potential for impacts on noise depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise levels.	
	6(c): To maintain and improve soil quality	0	Unlikely to be an impact on soil quality.		
	6(d): To maintain and improve water quality	0	Unlikely to be an impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is greenfield.		The site is a greenfield site, so there would be a negative impact on environmental sustainability. Mitigation

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		measures would be able to minimise the impacts.
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown final use of the site there is an overall unknown impact on environmental sustainability. Policies in the plan should ensure there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.		
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	-	The site is in a mineral safeguarding area, without consideration of prior extraction sterilisation of the mineral could occur.	A Mineral Resources Assessment would be required to determine the impact of development of the site on any underlying mineral.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The site is promoted for employment use.		The site is promoted for employment uses so there will be a positive impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	+	The site is adjacent to an area of existing employment use		
	10(c): To support the viability and vitality of town and village centres	0	The site is rural in nature therefore, unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term

~~SA Objective~~	~~SA Sub-Objective~~	~~Effects of Policy on SA Objectives~~	~~Justification for assessment~~	~~Mitigation / Enhancement~~	~~Comment~~
~~The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, however, policies in the plan and specific policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impacts. Negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car. The site is also a greenfield site, which will result in negative impacts on environmental sustainability.~~					

ALD8 Land south of Youngs Industrial Estate, Paices Hill, Aldermaston (Industrial – B2/B8)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk from flooding, therefore, development should not impact on flood risk.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment uses and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely here will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI.	Improvements to GI could be provided through the development of the site.	
3: To improve accessibility to	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and services.		The site is promoted for employment uses therefore, there is unlikely to be an impact

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		on any element of sustainability in relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site is unlikely to impact on road safety.		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	-	There are limited opportunities for walking, cycling or public transport due to the rural location of the site.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.	Biodiversity net gain should result in positive impacts for biodiversity.	Development of the site would have a neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	As a former landfill site the impact on environmental sustainability would depend on how the site is dealt with. Retaining the cap as it is and other mitigation measures will ensure no negative impacts.
	6(b): To manage noise levels	?	There may be potential for impacts on noise depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise levels.	
	6(c): To maintain and improve soil quality	?	The site is a former landfill site depending on how the site is dealt with there could be an impact on soil quality.	The site has been capped and there the site promoter has indicated that any development would not disturb the cap. This should mitigation any potential negative impacts.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	6(d): To maintain and improve water quality	?	The site is a former landfill site. Depending on how the site is dealt with there could be an impact on water quality.	The site has been capped and there the site promoter has indicated that any development would not disturb the cap. This should mitigation any potential negative impacts.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	+	Site is previously developed land and has been in use as a raceway with associated buildings.		The site is previously developed land and as a result development of the site would result in positive economic and possibly environmental sustainability impacts.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown final use of the site there is an unknown impact on environmental sustainability. Policies in the plans houdl ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.		
	8(c): To reduce water consumption and promote reuse	0	The site is a brownfield site looking for redevelopment, therefore, there should be no impact on water consumption/reuse.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	Unlikely to impact on consumption of minerals.		
10: To support a strong, diverse	10(a): To encourage a range of employment	++	The site is promoted for employment use.		The site is promoted for employment uses so there will be

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
and sustainable economic base which meets identified needs.	opportunities that meet the needs of the District				a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	+	The site is adjacent to an area of existing employment use		
	10(c): To support the viability and vitality of town and village centres	0	The site is rural in nature therefore, unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term

The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. The site is brownfield which also result in a positive sustainability impact through making best use of existing land. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown. Policies in the plan and specific policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact. Negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car.

ALD10 Strawberry Farm, Burghfield Road, Tadley (Offices - Eg)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk from flooding, therefore, development should not impact on flood risk.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	The site may be able to provide some GI as part of any development proposals.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and services.		
	3(b): To support the development of access to IT	0	The site is unlikely to impact on IT facilities for the community.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	facilities including Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	Impact on road safety would depend on the proposed use.	Should the site be allocated for development a TA would be required setting out how safe access would be provided.	
	4(b): To increase opportunities for walking, cycling and use of public transport	? / +	The site is close to residential development (Tadley), therefore, there may be opportunities for walking, cycling.	Travel Planning measures could be included within any development that takes place to ensure take up.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity	Biodiversity net gain should result in biodiversity benefits.	Development of the site would have a neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	?	There may be potential for impacts on noise depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise levels.	
	6(c): To maintain and improve soil quality	0	Unlikely to be an impact on soil quality		
	6(d): To maintain and improve water quality	0	Unlikely to be an impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is greenfield.		The site is a greenfield site therefore, there is potential for a negative impact on environmental sustainability.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	The final use of the site is unknown, which means that there is an unknown impact on environmental sustainability. Mitigation would need to be provided to ensure there are no negative impacts.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.		
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is shown to be underlain by sand and gravel. Consideration of prior or incidental extraction is required.	A Minerals Resource Assessment would be required to support any application coming forward on the site. Where mineral is present extraction would be sort.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The site is promoted for employment use.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	+	The site is adjacent to an area of existing employment use		
	10(c): To support the viability and vitality of town and village centres	? / +	The site is close to Tadley, so while development here would not support the viability and vitality of town and village centres in West Berkshire it may help to support the Tadley.		

~~SA Objective~~	~~SA Sub-Objective~~	~~Effects of Policy on SA Objectives~~	~~Justification for assessment~~	~~Mitigation / Enhancement~~	~~Comment~~
~~Overall Effect:~~	~~Likelihood:~~	~~Scale:~~	~~Duration:~~	~~Timing:~~	
~~Neutral~~	~~Medium~~	~~Local (Eastern Area)~~	~~Long Term~~	~~Permanent~~	
~~The site is likely to have an overall neutral impact on sustainability. There is likely to be a positive impact on economic sustainability as the site is promoted for employment uses. As the final use of the site is unknown there are a number of unknown sustainability impacts particularly in relation to environmental sustainability. Mitigation measures will be required to ensure no negative impacts result from development of the site. There are potential negative impacts in relation to the development of a greenfield site and in relation to traffic movements to/from the site. However, with appropriate mitigation the overall impact should be neutral.~~					

Part BEEN3/part BEEN5 Beenham Landfill, Pips Way, Beenham (Industrial - B2/B8)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site. The site currently has permission as a compositing site, which in itself can produce GHGs.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is unlikely to have an impact on flood risk.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The site is unlikely to impact on GI	GI could be provided as part of the design of the site.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The site is promoted for employment use therefore, would not impact on access to community infrastructure		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	The site is an existing site with existing access. The impact on road safety would depend on the vehicle movements in relation to those currently occurring.	Improvements to the junction / roundabout may be required to ensure adequate safe access.	The site is an existing site, therefore, redevelopment of the site has the potential to improve the impact social sustainability in relation to road safety. The site is within walking distance of a bus route and railway station, which will help to limit the impact on environmental sustainability from car travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	?	The site is largely rural in nature, however it is within 600m of a railway station and a bus route runs along the A4, which provide opportunities for walking/cycling in combination with public transport.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site would be unlikely to impact on biodiversity	Biodiversity net gain should result in positive impacts.	The site is located within the AONB, therefore, there is potential for a negative impact on environmental sustainability, however, the location within an existing industrial area and mitigation measures will help to mitigate any impacts.
	5(b): To conserve and enhance the character of the landscape	? / -	The site is located within the AONB, however, it is within an existing industrial area.	Mitigation measures would be required to ensure no negative impact on the character of the landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	The site is an existing site, the impact on air pollution would depend on the impact on the proposed use compared to the current use.	Policies would be in place to ensure there are no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	0	The site is already developed, and so is unlikely to have any impact on noise levels over and	Policies would be in place to ensure there are no negative impacts on noise levels.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			above those currently experienced. The site is also remote from residential development.		
	6(c): To maintain and improve soil quality	+	Part of the site is a former landfill site, therefore, redevelopment of the site could result in improved soil quality as decontamination works may be required across the site.		
	6(d): To maintain and improve water quality	+	Part of the site is a former landfill site, therefore, redevelopment of the site could result in improved water quality as decontamination works may be required across the site.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	+	Part of the site is previously developed land		The site is promoted for redevelopment of the existing site, which would have positive impacts on all elements of sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	The site is likely to have an unknown impact on environmental sustainability as the final use of the site is unknown. Redevelopment of the site would result in the loss of a protected waste site, which may need to be mitigated.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	- / ?	Part of the site is a Safeguarded waste site, and therefore, a change of use could result in waste not being treated at the highest point up the waste hierarchy.	Waste safeguarding policies of the MWLP set out the criteria to prevent the loss of waste sites.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	Redevelopment of the site could make use of secondary/recycled materials as part of the redevelopment proposals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The site has been promoted for employment uses		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	+ / -	The site is previously developed and promoted for employment uses, however it would result in the loss of a permitted waste site.		
	10(c): To support the viability and vitality of town and village centres	0	The site is out of town, therefore, the site would not impact on the viability or vitality of town and village centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	Local (Eastern Area)	Long Term	Permanent

The site is likely to have an overall neutral impact on sustainability. There is likely to be a positive impact on economic sustainability as the site is promoted for employment uses. Although the site is an existing waste site, so loss of the site to another employment use needs to be considered. There are a number of unknown environmental impacts as the final use of the site is not known, mitigation measures will be required to ensure there are no negative impacts.

BEEN10 Northway Porsche, Grange Lane, Beenham (Mixed Employment Uses - Egiii/B2)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is unlikely to impact on flood risk.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The site unlikely to actively support health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The site is unlikely to impact on GI	GI could be provided alongside the development of the site.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The site is unlikely to impact on access to education, health and other services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in
	3(b): To support the development of access to IT	**0**	The site is unlikely to impact on IT facilities for the community.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	facilities including Broadband particularly in rural locations				relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The site is unlikely to impact on road safety.		Development of the site will have an unknown impact on environmental and social sustainability as while the site is rural in nature it is close to a railway station and on a bus route. The overall impact would depend on how well these alternatives to the car are promoted through travel planning measures.
	4(b): To increase opportunities for walking, cycling and use of public transport	**0 / ?**	The site is within 700m of a railway station and a bus route runs along the A4, therefore, there are opportunities for walking, cycling and use of public transport to reach the site.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The site is unlikely to impact on biodiversity	Biodiversity net gain should result in positive impacts for biodiversity.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts. There is potential for a negative impact on landscape character without adequate mitigation measures being in place.
	5(b): To conserve and enhance the character of the landscape	**-**	The site is located within the AONB, however, it is within an existing industrial area. Without mitigation measures there could be a negative impact on the character of the landscape.	Mitigation measures would be required to ensure no negative impacts on the landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**?**	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	**?**	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	**0**	Unlikely to impact on soil quality		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	6(d): To maintain and improve water quality	0	Unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	- / 0	The site is mainly greenfield and partly PDL.		The site could have a negative impact on environmental sustainability as it would result in the development of a greenfield site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	Unlikely to impact on waste generation and disposal		
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	Unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The site is proposed for employment use to meet the needs of the district.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on efficient and effective use of employment land.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	10(c): To support the viability and vitality of town and village centres	**0**	The site is rural in location and so unlikely to impact on the viability or vitality of town and village centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term

The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. The site is a greenfield site which would result in negative environmental sustainability impacts. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific site policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact. The site is in the AONB and therefore, without adequate mitigation there is potential for a negative impact on environmental sustainability due to the potential landscape impact.

BRIM3 Larkwhistle Farm, Brimpton Road, Brimpton (Mixed Employment Use)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk from flooding, therefore, development should not impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site is unlikely to actively support healthy, active lifestyles	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site.	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	GI improvements could be provided alongside the development of the site.	
3: To improve accessibility to	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and services.		The site is promoted for employment use therefore, there is unlikely to be an impact on

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		any element of sustainability in relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site is unlikely to impact on road safety.		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	-	The site is rural in nature and therefore, there are limited opportunities for walking, cycling or use of public transport.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.	Biodiversity net gain should result in benefits.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts, but there is potential for a negative impact on heritage assets without adequate mitigation measures being in place.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on the character of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	? / -	The site is close to nationally significantly archaeological monuments. There is potential for archaeological remains on the site.	Heritage impact assessment would be required and mitigation measures put in place to ensure no negative impacts.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	?	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	0	Site is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	0	The site unlikely to impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is greenfield.		Development of the site could have a negative impact on environmental sustainability as the site is a greenfield site.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.		
	8(c): To reduce water consumption and promote reuse	?	Opportunities to reduce water consumption on the site would depend on the final use of the site.	Measures could be introduced and requirements set out in policy to reduce water consumption and promote reuse as part of any redevelopment.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is a former gravel quarry which has been restored to agriculture.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The site is promoted for employment use to meet the needs of the district.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is rural in nature and therefore, will not impact on the viability of vitality of town and village centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term

~~SA Objective~~	~~SA Sub-Objective~~	~~Effects of Policy on SA Objectives~~	~~Justification for assessment~~	~~Mitigation / Enhancement~~	~~Comment~~
~~Overall development of the site would have a neutral impact on sustainability. There is a positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is unknown. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the rural nature of the site requiring car use to access the site, as well as the loss of a greenfield site. Mitigation measures would be required.~~					

BUR12 Land at Green Park, Kirtons Farm Road, Reading (Office - Eg)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, however, the flood risk on the site could result in a negative impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	-	The site is within FZ2 & FZ3. There is potential for a negative impact on sustainability in relation to flood risk on the site.	Sequential test would be required given flood risk (FZ3b). Mitigation measures would be required which could ensure that there are no negative impacts as a result of the flood risk on the site.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	GI measures could be incorporated into the development of the site which would result in a positive impact.	
3: To improve accessibility to	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health or other services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		element of sustainability in relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	Access to the site is currently unknown, and the surrounding roads are rural in nature, therefore, there is an unknown impact on sustainability	Mitigation measures, including potential access via land within Reading / Wokingham may be a possibility. Further details would be required.	Development of the site would have an unknown impact on sustainability as there the details relating to access and opportunities for walking, cycling and use of public transport are currently known.
	4(b): To increase opportunities for walking, cycling and use of public transport	?	Currently there are limited opportunities for walking and cycling or Public Transport, however, a new railway station has planning permission close to the site, which could improve opportunities for sustainable travel to/from the site, should it go ahead.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity	Biodiversity net gain should result in benefits	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts, but there is potential for a negative impact on heritage assets without adequate mitigation measures being in place.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on the character of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would
	6(b): To manage noise levels	?	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
throughout West Berkshire.	6(c): To maintain and improve soil quality	-	Development of the site would result in the loss of grade 3 agricultural land.		be required to ensure no unacceptable impacts.
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality	Adequate mitigation measures would need to be in place.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is greenfield		Development of the site would have a negative impact on environmental sustainability as the site is greenfield.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0 / ?	The site would be unlikely to impact on waste generation, unless due to the flood risk on the site the land was proposed to be raised.		
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	- / ?	The site is shown to be underlain by sand and gravel consideration of potential for extraction would be required to ensure mineral is not sterilised.	Consideration of the potential for mineral extraction would be required, which should result in a neutral or positive impact.	
10: To support a strong, diverse and sustainable	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The site is promoted for employment use. It is adjacent to land allocated by a neighbouring		The site is promoted for employment uses so there will be a positive economic sustainability impact.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
economic base which meets identified needs.			authority for employment use close to Green Park.		
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is greenfield, but adjacent to existing employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is remove and therefore, will not impact on the viability of vitality of town and village centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term

Overall development of the site would have a neutral impact on sustainability. There is a positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is known. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the flood risk on the site and the loss of greenfield Grade 3 agricultural land, which would result in mitigation measures being required.

BUR14 Herons Nest, Station Road, Theale (Mixed Employment Use)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	?	A very small part of the site is within FZ3b.	Mitigation measures, including considerations of the layout of the site should mean there is no risk from flooding.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site is unlikely to actively support healthy, active lifestyles	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site.	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	GI improvements could be provided alongside the development of the site.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in
	3(b): To support the development of access to IT	0	The site is unlikely to impact on IT facilities for the community.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	facilities including Broadband particularly in rural locations				relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site is unlikely to impact on road safety.		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	-	The site is rural in nature and therefore, there are limited opportunities for walking, cycling or use of public transport.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is close to an ancient woodland, the impact of the site may depend on the use of the site.	Biodiversity net gain and mitigation measures should result in benefits.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on the character of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is a former quarry so unlikely to be an impact on the historic environment.	Heritage impact assessment would be required and mitigation measures put in place to ensure no negative impacts.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site. The site is adjacent to a waste processing facility. While there should be no impact on air pollution it does need to be considered.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts. The site is adjacent to (and includes part of the site within the site boundary) a permitted waste site. This would need to be considered.
	6(b): To manage noise levels	? / -	There may be potential for noise impacts depending on the use of the site. The site is adjacent to a waste processing facility. Any development on this site may be subject to noise from the adjacent site.	Policies would need to be in place to ensure no negative impacts on noise. Agent of Change principles would apply.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	6(c): To maintain and improve soil quality	0	Site is a former quarry, partially restored, therefore, unlikely to be an impact on soil quality.		
	6(d): To maintain and improve water quality	?	There may be potential for impact on water quality depending on the use of the site.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	?	The site is a former quarry which is partially restored. Development of the site would prevent the approved restoration taking place.		Development of the site will have an unknown impact on environmental sustainability as the site is a partly restored quarry.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	?	The site includes a part of a safeguarded waste site, which could have an impact on the opportunity for waste management.	Mitigation measures would be required to ensure no loss of waste management capacity.	
	8(c): To reduce water consumption and promote reuse	?	Opportunities to reduce water consumption on the site would depend on the final use of the site.	Measures could be introduced and requirements set out in policy to reduce water consumption and promote reuse as part of any redevelopment.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is a former gravel quarry which has been partly restored		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The site is promoted for employment use to meet the needs of the district.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is rural in nature and therefore, will not impact on the viability of vitality of town and village centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term

Overall development of the site would have a neutral impact on sustainability. There is a positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is unknown. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the rural nature of the site requiring car use to access the site. Mitigation measures would be required. The site is also adjacent to a permitted waste site, which could result in negative impacts on the proposed site without adequate mitigation.

CHI9 The Old Nursery, Bradley Court Lane, Chieveley (Mixed Employment Use)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is not at risk from flooding, therefore, there is unlikely to be an impact.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The site is unlikely to actively support healthy, active lifestyles	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site.	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The site is unlikely to impact on GI	GI improvements could be provided alongside the development of the site.	
3: To improve accessibility to	3(a): To improve access to education, health and other services	**0**	The site is unlikely to impact on access to education, health and services.		The site is promoted for employment use therefore, there is unlikely to be an impact on

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on IT facilities for the community.		any element of sustainability in relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The site is unlikely to impact on road safety.		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	**-**	The site is rural in nature and therefore, there are limited opportunities for walking, cycling or use of public transport.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The site is unlikely to impact on biodiversity	Biodiversity net gain and mitigation measures should result in benefits.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts.
	5(b): To conserve and enhance the character of the landscape	**-**	The site is located in the AONB and may have a negative impact on the landscape character.	Mitigation measures would be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**?**	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	**?**	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	**?**	Site is agricultural land classification 3, therefore, there may be an impact on soil quality.		
	6(d): To maintain and improve water quality	**0**	There is unlikely to be an impact on water quality.		
7: To promote and improve the	7(b): To maximise the use of previously developed land	**-**	The site is greenfield, therefore, there would be a negative impact.		Development of the site could have a negative impact on

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
efficiency of land use.	and buildings where appropriate				environmental sustainability as the site is a greenfield site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**?**	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to impact on waste generation.		
	8(c): To reduce water consumption and promote reuse	**?**	Opportunities to reduce water consumption on the site would depend on the final use of the site.	Measures could be introduced and requirements set out in policy to reduce water consumption and promote reuse as part of any redevelopment.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**-**	Part of the site is within a mineral safeguarding area, consideration of prior extraction will be required.	A Minerals Resources Assessment will be required	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**++**	The site is promoted for employment use to meet the needs of the district.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is rural in nature and therefore, will not impact on the viability of vitality of town and village centres.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	Local (AONB)	Permanent	Long Term

Overall development of the site would have a neutral impact on sustainability. There is a positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is unknown. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the rural nature of the site requiring car use to access the site, potential for mineral resources and use of a greenfield site as well as the site being within the AONB. Mitigation measures will be required.

LAM6 Land west of Ramsbury Road, Walkers Logistics Holding Ltd, Membury, Lambourn Woodlands (Industrial - B2/B8)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	Development on the site could have the potential to impact on GHG emissions due to the rural location of the site and currently no alternative sustainable modes of travel to the site.	Mitigation measures would be required and consideration of how to minimise GHG emissions from the site itself and as access to it.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is not at risk of flooding therefore, there is not likely to be any impact.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The site is unlikely to impact on GI	GI measures could be included as part of any further design for the site, which could lead to a positive impact.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The site is unlikely to impact on access to education, health and other services		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on IT facilities for the community.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The site already have planning permission with access deemed acceptable.		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	**-**	The site is rural in nature with limited opportunities for walking, cycling or public transport.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The site is unlikely to impact on biodiversity when the national requirement for biodiversity net gain is taken into account.	Biodiversity net gain should result in benefits	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts, but there is potential for a negative impact on heritage assets without adequate mitigation measures being in place. Mitigation measures in relation to landscape should mean that there are no negative impacts.
	5(b): To conserve and enhance the character of the landscape	**? / -**	The site is in the AONB, however, part of the site is considered acceptable for development in landscape terms.	Landscape mitigation measures would be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**?**	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	
	6(b): To manage noise levels	**?**	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	**-**	The site is currently in agricultural use, therefore, there could be a negative impact on soil quality		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is greenfield	The site has planning permission for employment use.	Development of the site would have a negative impact on environmental sustainability as the site is greenfield.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.		
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is on the edge of the Mineral safeguarding Area, there may be potential for sterilisation without full consideration.	Consideration of the potential for extraction would need to be considered.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The site is promoted for employment uses.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on the effective and efficient use of employment land	The site is adjacent to existing employment land.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	10(c): To support the viability and vitality of town and village centres	**0**	The site is rural in nature so would not impact on viability or vitality of town and village centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	Local (AONB)	Permanent	Long Term

The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific policy working (if allocated) should ensure there are no negative impacts and could result in positive environmental sustainability impacts. Negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car.

LAM10 Land south of Trinity Grain, Ramsbury Road, Membury (Mixed Employment Uses)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is not at risk of flooding therefore, unlikely to be an impact on flood risk.	Mitigation measures, including considerations of the layout of the site should mean there is no risk from flooding.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The site is unlikely to actively support healthy, active lifestyles	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site.	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The site is unlikely to impact on GI	GI improvements could be provided alongside the development of the site.	
3: To improve accessibility to	3(a): To improve access to education, health and other services	**0**	The site is unlikely to impact on access to education, health and services.		The site is promoted for employment use therefore, there is unlikely to be an impact on

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on IT facilities for the community.		any element of sustainability in relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The site is unlikely to impact on road safety.		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	**-**	The site is rural in nature and therefore, there are limited opportunities for walking, cycling or use of public transport.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The site is unlikely to impact on biodiversity.	Biodiversity net gain and mitigation measures should result in benefits.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts. The site is located in the AONB, which could lead to a negative impact on environmental sustainability without mitigation.
	5(b): To conserve and enhance the character of the landscape	**-**	The site is located in the AONB, therefore, there could be a negative impact on landscape character	Mitigation measures would need to be provided.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on the historic environment.	Heritage impact assessment would be required and mitigation measures put in place to ensure no negative impacts.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**?**	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	**?**	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	**?**	There may be potential for impact on soil quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on soil quality.	
	6(d): To maintain and improve water quality	**?**	There may be potential for impact on water quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on water quality.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is a greenfield site		Development of the site could have a negative impact on environmental sustainability as the site is a greenfield site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation	Mitigation measures would be required to ensure no loss of waste management capacity.	
	8(c): To reduce water consumption and promote reuse	?	Opportunities to reduce water consumption on the site would depend on the final use of the site.	Measures could be introduced and requirements set out in policy to reduce water consumption and promote reuse as part of any redevelopment.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is unlikely to impact on the consumption of minerals.		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The site is promoted for employment use to meet the needs of the district.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on efficient use of employment land		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	10(c): To support the viability and vitality of town and village centres	**0**	The site is rural in nature and therefore, will not impact on the viability of vitality of town and village centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term

Overall development of the site would have a neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is unknown. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the rural nature of the site requiring car use to access the site and its location in the AONB as a greenfield site. Mitigation measures would be required.

MID5 Land east of Colthrop Industrial Estate, south of A4 Bath Road, Thatcham (Industrial - B2/B8)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is not at risk from flooding, therefore, development should not impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The site is unlikely to impact on GI	GI could be included as part of the design of the site.	
3: To improve accessibility to	3(a): To improve access to education, health and other services	**0**	The site is unlikely to impact on access to education, health and other services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on IT facilities for the community.		element of sustainability in relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The site is unlikely to impact on road safety		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	**? / -**	The site is remove from the urban areas, while there are opportunities for cycling and public transport these are limited.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	Unlikely to impact on biodiversity or geodiversity.	Biodiversity net gain should result in positive impacts on biodiversity.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts, but there is potential for a negative impact on heritage assets without adequate mitigation measures being in place.
	5(b): To conserve and enhance the character of the landscape	**?**	The site is adjacent to the AONB, although adjacent to an existing protected employment area, without mitigation there would be potential to have an impact on the landscape.	Mitigation measures, including good design features would be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**?**	The site is adjacent to the A4 and could result in additional traffic movements. There could be an impact on air pollution	Mitigation measures may be required to ensure no impact on air quality.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	**?**	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	**-**	Development of the site would result in the loss of agricultural land.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is greenfield		Development of the site would have a negative impact on environmental sustainability due to the loss of greenfield land.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.		
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	-	The site is within the Mineral safeguarding Area, there may be potential for sterilisation without full consideration.	Consideration of the potential for extraction would need to be considered.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The site is promoted for employment uses.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site would not impact on the effective and efficient use of employment land	The site is adjacent to an existing employment area.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	10(c): To support the viability and vitality of town and village centres	**0**	The site would not impact on the viability or vitality of town and village centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	Local (Newbury & Thatcham and Eastern Area)	Permanent	Long Term

The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific site policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact. Negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car.

PAD4 Land adjacent to Padworth Waste Centre, Padworth Land, Lower Padworth (Industrial - B2/B8)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is not at risk from flooding, therefore, development should not impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The site is unlikely to impact on GI	There may be the possibility of creating GI as part of any development on the site.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	**0**	The site is unlikely to impact on access to education, health and other services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in
	3(b): To support the development of access to IT	**0**	The site is unlikely to impact on IT facilities for the community.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	facilities including Broadband particularly in rural locations				relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The site is unlikely to impact on road safety		Development of the site will have an unknown impact on environmental and social sustainability as while the site is rural in nature it is close to a railway station and on a bus route. The overall impact would depend on how well these alternatives to the car are promoted through travel planning measures.
	4(b): To increase opportunities for walking, cycling and use of public transport	**?**	The site is within 1km of Aldermaston Railway Station and a bus route runs along the A4. Therefore, there are potential opportunities for combining walking/cycling with public transport.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The site is unlikely to impact on biodiversity.	Biodiversity net gain requirements could deliver positive impacts.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts.
	5(b): To conserve and enhance the character of the landscape	**0**	The site is unlikely to impact on the character of the landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**?**	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts. Development of the site may result in positive environmental sustainability impacts as a result of improved soil and water
	6(b): To manage noise levels	**?**	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	**+**	The site is previously developed (railway sidings) if there is contamination on the site from the previous use, there would be potential for improvements.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	6(d): To maintain and improve water quality	+	The site is previously developed (railway sidings) if there is contamination on the site from the previous use, there would be potential for improvements.		quality if decontamination works take place.
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	+	The site is former railway sidings.		The site is previously developed land and as a result development of the site would result in positive economic and possibly environmental sustainability impacts.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.	Proximity to an existing waste facility needs to be taken into account under the 'Agent of Change' principle.	
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	- / ?	The site is partially underlain by mineral, there would be the potential for any mineral there to be sterilised if not considered properly	Consideration of extraction would be required prior to any other development taking place on the site to prevent sterilisation.	
10: To support a strong, diverse and sustainable	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The site is promoted for employment use.		The site is promoted for employment uses so there will be a positive economic sustainability impact.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
economic base which meets identified needs.	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site will not impact on effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability or vitality of town and village centres as it is some distance from any urban areas.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term

The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. The site is brownfield, so there is a positive sustainability impact. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the Plan and specific site policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact. Possible negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car.

SM8 Perrins Farm, Beech Hill, Mortimer (Office – Eg)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	?	The site is not at risk from flooding, therefore, development should not impact on flood risk		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	There may be the possibility of creating GI as part of any development on the site.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and other services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in
	3(b): To support the development of access to IT	0	The site is unlikely to impact on IT facilities for the community.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	facilities including Broadband particularly in rural locations				relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The site is unlikely to impact on road safety		Development of the site will have an unknown impact on environmental and social sustainability as while the site is rural in nature it is close to a railway station and on a bus route. The overall impact would depend on how well these alternatives to the car are promoted through travel planning measures.
	4(b): To increase opportunities for walking, cycling and use of public transport	**-**	The site is rural in nature with limited opportunities for walking, cycling or public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	The site is unlikely to impact on biodiversity.	Biodiversity net gain requirements could deliver positive impacts.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts.
	5(b): To conserve and enhance the character of the landscape	**0**	The site is unlikely to impact on the character of the landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**?**	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts. Development of the site may result in positive environmental sustainability impacts as a result of improved soil and water
	6(b): To manage noise levels	**?**	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	**0**	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	**0**	The site is unlikely to impact on water quality,		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
					quality if decontamination works take place.
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is in agricultural use which is not regarded as PDL.		The site is previously developed land and as a result development of the site would result in positive economic and possibly environmental sustainability impacts.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.	Proximity to an existing waste facility needs to be taken into account under the 'Agent of Change' principle.	
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is unlikely to impact on consumption on minerals.	Consideration of extraction would be required prior to any other development taking place on the site to prevent sterilisation.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The site is promoted for employment use.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site will not impact on effective and efficient use of employment land		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	10(c): To support the viability and vitality of town and village centres	0	The site is unlikely to impact on the viability or vitality of town and village centres as it is some distance from any urban areas.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term

The site is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as development of the site would result in employment development. There are a number of unknown impacts on environmental sustainability as the impact would depend on the final use of the site, especially in terms of water consumption and energy use. The rural nature of the site means that there are potentially negative impacts identified in relation to social sustainability as a result of potential road safety and sustainable travel options.

THA24 Land at Lower Way Farm, Thatcham (Office - Eg)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site is not at risk from flooding		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**0**	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**0**	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The site is unlikely to impact on GI	Provision of GI could be considered as part of any redevelopment of the site.	
3: To improve accessibility to	3(a): To improve access to education, health and other services	**0**	The site is unlikely to impact on access to education, health and services		The site is promoted for employment use therefore, there is unlikely to be an impact on any

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	**0**	The site is unlikely to impact on IT facilities for the community.		element of sustainability in relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	**0**	The site has an existing access on to Lower Way, it is unlikely there will be any additional impact.		Redevelopment of the site would result in positive environmental sustainability impacts as the site is close to the town centre with good opportunities for walking and cycling.
	4(b): To increase opportunities for walking, cycling and use of public transport	**+**	The site is close to Thatcham Town and on a bus route, therefore, there are opportunities for walking, cycling and public transport to access the site.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	**0**	Development of the site is unlikely to impact on biodiversity or geodiversity.	Biodiversity net gain should result in some positive impacts	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts, but there is potential for a negative impact on heritage assets without adequate mitigation measures being in place.
	5(b): To conserve and enhance the character of the landscape	**0**	The site is an existing site looking to redevelopment therefore, it is unlikely to impact on landscape character.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	**0**	The site is an existing site looking to redevelopment, therefore, it is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	**0**	The site is an existing site looking to redevelopment. There should be no impact on air pollution	Mitigation measures could be included to help improve air quality if/ where appropriate.	Redevelopment of the site should not result in any change to existing impacts on environmental and social sustainability. With mitigation measures in may be possible for a positive impact to occur.
	6(b): To manage noise levels	**0**	The site is an existing site looking to redevelopment. There should be no impact on noise levels.	Mitigation measures could be included to improve noise level if/where appropriate.	
	6(c): To maintain and improve soil quality	**0**	The site is an existing site looking to redevelopment. There		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			should be no impact on soil quality.		
	6(d): To maintain and improve water quality	0	The site is an existing site looking to redevelopment. There should be no impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	++	The site is an existing site looking to redevelop		The site is previously developed land and as a result development of the site would result in positive economic and possibly environmental sustainability impacts.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.		
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is an existing site looking to redevelop, unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The site is promoted for employment use		Development of the site would result in positive economic sustainability impacts as it would

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
economic base which meets identified needs.	10(b): To support key sectors and utilise employment land effectively and efficiently	+	The site is an existing employment site looking to redevelop~~ment~~, which could improve the effective and efficient use of land		result in redevelopment of an existing site.
	10(c): To support the viability and vitality of town and village centres	+	The site is close to Thatcham and therefore, could help support the viability and vitality of the town centre.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	Local (Thatcham)	Permanent	Long Term

Development of the site would result in an overall neutral impact, with a positive impact on economic sustainability as the site is promoted for redevelopment of an existing employment area. There are opportunities for the impact of development to improve the current situation in terms of social and environmental sustainability through delivery of mitigation measures. No negative sustainability impacts have been identified.

Appendix 8c Gypsy & Travellers and Travelling showpeople Site Assessments and SA/SEAs

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TS1 New Stocks Farm, Paices Hill, Aldermaston (Pitches for Gypsies and Travellers)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site		The site is unlikely to impact on any element of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	**0**	The site unlikely to impact on flood risk as the site is not at risk of flooding.		
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The site is unlikely to impact on the provision of affordable housing		The policy is likely to have a positive impact on social sustainability by providing pitches for gypsies and travellers.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have an overall positive impact as it will provide pitches for gypsies and travellers		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact as it has easy access to the countryside and close to local services and facilities. A permanent accommodation site creates an opportunity to deliver a better living environment.		The site is likely to have a positive impact on social sustainability as it will provide a permanent accommodation site and easy access to the countryside and local services and facilities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and dear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The site is unlikely to impact on GI		

3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as there are a number of facilities close to the site.		The site is likely to have a positive impact on social sustainability as it will provide good access to community facilities.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	The site is likely to have an unknown impact on road safety. There may be potential to improve road safety.		The site is unlikely to impact on any element of sustainability.
	4(b): To increase opportunities for walking, cycling and use of public transport	0	The site is unlikely to impact on opportunities for walking and cycling or public transport.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.		The site is unlikely to impact on any element of sustainability in relation to the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The site is unlikely to impact on air quality		The site is unlikely to impact on any element of sustainability in relation to air, water, soil and noise
	6(b): To manage noise levels	0	The site is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
7: To promote and improve the	7(b): To maximise the use of previously developed land	+	The site is brownfield		The site is likely to have a positive impact on environmental

efficiency of land use.	and buildings where appropriate				sustainability as the site is brownfield.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to impact on land use density		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The site is unlikely to impact on energy use		The site is unlikely to impact on any element of sustainability in relation to use of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities		The site is unlikely to impact on any element of sustainability in relation to economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	Local (Enborne)	Permanent	Long Term

The site is likely to have an overall neutral impact on sustainability. Positive social sustainability impacts have been identified in relation to the provision of specialist housing as the development of the site would provide plots for travelling showpeople and accessibility to community facilities. Positive environmental sustainability impacts have also been identified as the site is a brownfield site. No negative sustainability impacts have been identified.

Site Assessment

Spatial Area:	Eastern Area	**Settlement:**	Rural	**Parish:**	Aldermaston

Site ID:	TS1	**Site Address:**	New Stocks Farm, Paices Hill
Use(s) proposed by site promoter	Gypsy & Traveller site	**Development Potential:**	8 pitches

Recommendation:
The site is retained as an allocation within the Local Plan Review.

Justification:
The site is within an existing Gypsy and Traveller site. The principle is already established on the site.

Discussion:

Site description:
The site forms part of the wider existing privately run Gypsy and Traveller site, Paices Hill. The area under consideration is known as New Stocks Farm. The site is less than 1km to Tadley which hosts a variety of services and facilities including schools and shops.

Planning permission (22/00120/FUL) for change of use from 8 transit caravan pitches to 8 permanent Gypsy/Traveller pitches was granted in September 2022.

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document, and the site has full planning permission.

Landscape:
There would be no visual impact from the site, which currently sits behind a high fence.
The character of the area would not be materially harmed from the development of this site.

Flood risk:
Small areas of the site are at risk of flooding; however development can be accommodated outside of these areas. The site lies within Flood Zone 1. The north western corner of site boundary is at risk of surface water flooding in a 1 in 1000 year flood event.

The SFRA has used two datasets to assess groundwater flood risk – Jacobs Groundwater Mapping and Modelling, in addition to the JBA Flood Map. The JBA flood map indicates that groundwater levels are between 0.025m and 0.5m below the ground. However, the SFRA comments that the JBA Flood Map should not be used as the sole evidence for land use planning, and instead it should be used in combination with other data such as local and historic data. The Jacobs mapping does not show any risk to the site.

Highways / Transport:
Access to the site can be obtained through the existing site entrance. Speed limit on Paices Hill is 50 mph.
There is no formal footway provision along this road, although there is a wide grass verge on either side. An infrequent bus service linking to Reading and Newbury passes the site, although the services from Tadley are more frequent.

Heritage:
No known issues

Education:
No known issues

Environmental Health:
No known issues

Ecology:
No known issues

Minerals and Waste:
No known issues

Utility Services

Water supply:
Thames Water has advised that it does not envisage infrastructure concerns regarding water supply network infrastructure in relation to this development/s. A housing phasing plan should be agreed between the development, Local Planning Authority and Thames Water to avoid planning conditions controlling the phasing of development.

Wastewater network:
Thames Water has advised that it does not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site.

The Environment Agency has advised that there is a historic landfill next to the site which means any significant foundations or ground excavations may lead to pathway for pollutants in landfill to reach groundwater. EA guidance on Groundwater Protection should be referred to.
The Environment Agency also commented that it is unclear that the site would connect to a STW as far from TW sewers. Any wastewater drainage proposal must be clearly stated as well as all mitigation measures proposed to ensure disposal will not have a negative impact. This should be secured before development commences.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
The site lies within the DEPZ.

Parish / Town Council:
At the Regulation 18 stage Aldermaston Parish Council commented that it thought that there was insufficient space for 8 new (permanent) pitches at New Stocks Farm.

SA/SEA summary:
The site is likely to have an overall neutral impact on sustainability. A significantly positive impact on social sustainability is identified as the site would provide 8 permanent pitches for Gypsies and Travellers. No negative sustainability impacts have been identified.

Planning permission was granted in September 2022. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.

Availability:
The site is available with no known issues.

Achievability:
The site has full planning permission. No known issues envisaged.

Relationship to / in combination effects of other sites:
None

TS2 Long Copse Farm, Enborne (Plots for Travelling Showpeople)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	**?**	The impact on climate change will depend on the design/layout of the site		The policy is likely to have an uncertain impact on all elements of sustainability. Mitigation measures should ensure that there are no negative impacts in relation to flood risk, and measures could also be put in place to ensure a positive impact on climate resistance.
	9(b): To sustainably manage flood risk to people, property and the environment	**-**	The site likely to have a negative impact on flood risk as it is partly within FZ2&3 (at the north of the site)	SuDS and a FRA would be required. Development would need to be directed away from the flood zones. Mitigation measures could result in a positive effect.	
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	**0**	The site is unlikely to impact on the provision of affordable housing		The policy is likely to have a positive impact on social sustainability by providing plots for travelling showpeople.
	1(b):To enable provision of housing to meet all sectors of the community, including those with specialist requirements	**+**	The site is likely to have an overall positive impact as it will provide plots for travelling showpeople.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	**+**	The site is likely to have a positive impact as it has easy access to the countryside and close to local services and facilities. A permanent accommodation site creates an opportunity to deliver a better living environment.		The site is likely to have a positive impact on social sustainability as it will provide a permanent accommodation site and easy access to the countryside and local services and facilities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	**0**	The site is unlikely to impact on levels and dear of crime and anti-social behaviour		
	2(c):To enable the protection and enhancement of high quality multi-functional GI across the District	**0**	The site is unlikely to impact on GI		

3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as there is a primary school with walking distance.		The site is likely to have a positive impact on social sustainability as it will provide good access to community facilities.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	The site is likely to have an unknown impact on road safety. There may be potential to improve road safety.		The site may have a negative impact on environmental sustainability as there are limited opportunity for sustainable travel options from the site.
	4(b): To increase opportunities for walking, cycling and use of public transport	-	The site is likely to have a negative impact on walking, cycling and public transport as the site is rural in nature and there are limited bus services.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.		The site is unlikely to impact on any element of sustainability in relation to the natural, built and historic environment.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The site is unlikely to impact on air quality		The site is unlikely to impact on any element of sustainability in relation to air, water, soil and noise
	6(b): To manage noise levels	0	The site is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		

7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	**?**	The site is likely to have an unknown impact on PDL as while much of the site is greenfield it is already in use for Travelling Showpeople.		The site is unlikely to impact on any element of sustainability in relation to land use
	7(b): To apply sustainable densities of land use appropriate to location and setting.	**0**	The site is unlikely to impact on land use density		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	**0**	The site is unlikely to impact on energy use		The site is unlikely to impact on any element of sustainability in relation to use of natural resources
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	**0**	The site is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	**0**	The site is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	**0**	The site is unlikely to impact on consumption of minerals		
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	**0**	The site is unlikely to impact on employment opportunities		The site is unlikely to impact on any element of sustainability in relation to economic base.
	10(b): To support key sectors and utilise employment land effectively and efficiently	**0**	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	**0**	The site is unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	**Likelihood:**	**Scale:**	**Duration:**	**Timing:**
Neutral	Medium	Local (Enborne)	Permanent	Long Term

The site is likely to have an overall neutral impact on sustainability. Positive social sustainability impacts have been identified in relation to the provision of specialist housing as the development of the site would provide plots for travelling showpeople and accessibility to community facilities. Negative impacts have been identified in relation to flood risk and opportunities for sustainable travel. Issues relating to flood risk can be mitigated and development would need to take place outside of the flood risk areas.

Site Assessment

Spatial Area:	Newbury/Thatcham	**Settlement:**	Rural	**Parish:**	Enborne

Site ID:	TS2	**Site Address:**	Long Copse Farm, Enborne
Use(s) proposed by site promoter	Travelling Showperson yard	**Development Potential:**	24 plots

Recommendation:
The site is retained as an allocation within the Local Plan Review.

Justification:
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.

Discussion:

Site description:
The site is located 1km to the east of Newbury, separated by open countryside and the A34 on embankment. A planning application is currently pending determination for 24 plots for Travelling Showpeople (23/02596/FULMAJ).

January 2023 HELAA conclusions:
The site was not assessed within the HELAA because it is allocated within the adopted Housing Site Allocations Development Plan Document.

Landscape:
The site lies in the setting of the AONB but has no intervisibility with it.

The site forms a number of open fields under pasture on a gently undulating landform to the north of Wheatland's Lane and west of Long Copse. The eastern part of the site is formed by the good sized woodland at Long Copse with smaller woodland to the north. A collection of farm buildings is located on the western edge of Long Copse and the site is used already by Travelling Showpeople with 4 caravans and the storage of equipment for Zippo's Circus. The landscape of the site and its surroundings are typical of the small scale undulating rural landscape found west of Newbury and extending into the AONB.

The southern edge along Wheatlands Lane is bounded by a mature hedge that filters views in part into the site from Wheatlands Lane and there are views over this hedge into the site from higher ground to the south. The western boundary is a hedgerow with hedgerow trees but this is gappy allowing views in from the west at Crockham Heath. A line of individual infield trees run north to south east of this hedgeline. West of this boundary are the open fields surrounding Crockham Heath. A public right of way to the north of the site provides views into the site.

The existing built form on the site is currently visible from the adjacent roads to the south and west and from the footpath to the north, even in summer, suggesting that the proposed development could potentially be prominent within this rural landscape. It is therefore important that any proposals for this site not only conserve and enhance all existing tree, hedgerow and woodland cover, including the trees within the site, but also include a landscape structure that will break up and screen the built form.

In addition the existing mature and young trees within the site and along the road access off Wheatlands Lane should be retained. It is recommended that 10m wide woodland buffers are provided to the northern and western boundaries to screen views from the footpath and Crockham Heath and that these are continued to link into Long Copse north of the farm buildings. Further tree planting should be included within the site; and along the southern boundary with Wheatlands Lane to screen views from the higher ground to the south.
It is also important that the proposed development does not lead to unacceptable changes to the rural character of Wheatlands Lane through, for example, road widening, introduction of larger and/or more sub-urban access or junction details, or roadside hedgerow or tree loss.

Flood risk:
Within Flood Zone 1. The SFRA has used two datasets to assess groundwater flood risk – Jacobs Groundwater Mapping and Modelling, in addition to the JBA Flood Map. The JBA flood map indicates that the site is not at risk of groundwater flooding. The northern site boundary and the far north eastern part of the site are at risk of surface water flooding in a 1 in 30 year flood event. There is a watercourse that runs through the site. A 5m buffer is required between the watercourse and any proposed plots.

Highways / Transport:
Mitigation measures would be required to ensure no negative impacts on road safety. This would include appropriate sight lines at the access to Wheatlands Lane & road widening or passing places to the east of the site.

Heritage:

English Heritage was unclear if the potential impact on the setting of the 33 and 34, Church Lane (GII) had been considered. Suitable mitigation may be needed along the western edge of the site, informed by heritage assessment.

Education:
No known issues

Environmental Health:
No known issues

Ecology:
The site is adjacent to the Ancient Woodland, Long Copse Wood. Development would need to provide an appropriate buffer of at least 15m to Long Copse Wood. BNG would also be required.

Minerals and Waste:
Due to the site's location within a Mineral Safeguarding Area, consideration needs to be made to policy 9 of the adopted West Berkshire Minerals and Waste Local Plan

Utility Services

Water supply:
Thames Water has advised that it does not envisage infrastructure concerns regarding water supply network infrastructure in relation to this development/s. A housing phasing plan should be agreed between the development, Local Planning Authority and Thames Water to avoid planning conditions controlling the phasing of development.

Wastewater network:
Thames Water has advised that it does not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site.

The Environment Agency has commented that it is unclear that the site would connect to a Sewage Treatment Works as far from Thames Water sewers. Any wastewater drainage proposal must be clearly stated as well as all mitigation measures proposed to ensure disposal will not have a negative impact. This should be secured before development commences.

Electricity distribution:
No comments received from SSE.

Gas network:
No comments received from utility companies.

Other:
None

Parish / Town Council:
No comments received from Enborne Parish Council

SA/SEA summary:
The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on social sustainability is identified as the policy seeks to allocate a site for permanent plots for Travelling Showpeople. 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, appropriate measures would mitigate any potential negative impact.

Availability:
The site is available with no known issues.

Achievability:
The site is achievable with no known issues.

Relationship to / in combination effects of other sites:
None

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West Berkshire Local Plan Review 2022-2039

Habitats Regulations Assessment (HRA)

Addendum of Proposed Main Modifications

May 2025

1. Introduction

1.1 This addendum report is an update to the December 2022 HRA which accompanied the pre-submission West Berkshire Local Plan Review (LPR). The LPR was submitted for Examination in March 2023, accompanied by the final HRA Report (December 2022) together with other supporting evidence documents and the Sustainability Appraisal.

1.2 The December 2022 HRA report (including both screening and Appropriate Assessment) was prepared to address the policies and proposals for the Publication (Regulation 19) version of the LPR. The HRA was published for consultation alongside the LPR for a period of 6 weeks from 20th January 2023 to 3rd March 2023. Natural England was consulted and did not identify any concerns.

1.3 This document was prepared to address the implications of the Main Modifications to the LPR which have been proposed following the Examination hearings that were held between May – October 2024. The document reviewed the proposed Main Modifications to consider whether they would affect the findings of the December 2022 HRA in terms of likely significant effects on the integrity of any European sites. The outcomes of the review are grouped based on the chapters within the LPR and are considered in turn below. The table summarises whether the proposed modification had any implications for the 2022 HRA. Section 2 below provides a summary of the findings of this HRA Addendum. This document should be read alongside the 2022 HRA, the Schedule of Proposed Main Modifications (MM) – November 2024 and the Schedule of Additional (Minor) Modifications

2. Implications of Proposed Main Modifications to the LPR

2.1 The HRA Screening for the submitted LPR concluded that likely significant effects could potentially arise on the River Lambourn SAC, Kennet & Lambourn Floodplain SAC and the Kennet Valley Alderwoods SAC due to increased pressure on wastewater infrastructure as a result of proposals included within the LPR. As a result an Appropriate Assessment is required to determine what, if any, mitigation measures would be required to ensure there are no negative impacts on the identified SACs. These screening conclusions HRA are still considered to be valid.

2.2 The majority of the proposed Main Modifications have no implications for the HRA as they will not result in any changes to the proposed quantum or location of development. As such, only those modifications that may result in changes to the proposed quantum or location of development are discussed in this chapter.

2.3 One of the key modifications is the extension of the plan period by two years from 2039 to 2041which leads to an increase in housing numbers to 9,270 from a range of 8,721 to 9,146. In response to the interim findings to address soundness issues relating to housing land supply the Council has identified additional sites for proposed allocation.

CA12	Land at Henwick Park, Bowling Green Road, Thatcham	225
CA17	Regency Park Hotel, Bowling Green Road, Thatcham	45
PAN8	Land north of Pangbourne Hill, Pangbourne	25
TIL13	Land at Pincents Lane, Tilehurst	138
TOTAL		433

2.4 Additionally, the quantum of development on the North East Thatcham Strategic housing allocation Policy SP17 has been increased from 1500 dwellings to 2500. There are also Main Modifications proposed to the wording of policies. The HRA addendum has taken account of these.

2.5 The 2022 HRA screens Policies SP13 and SP15 and carries them forward to the next stage of the HRA and subject to an appropriate assessment. It is proposed, in the Main Modifications schedule, to delete Policies SP13 to SP15. To reflect the deletion Table 3 is updated. The proposed sites at Pincents Hill, Tilehurst and Pangbourne have been screened out as there is no potential for the proposal to result in adverse effects on the integrity of the Habitats Sites.

Settlements to receive allocations		
Site	Likely significant effect	Habitats site potentially affected
Newbury	• Hydrology and water quality	River Lambourn SAC Kennet and Lambourn Floodplain SAC

Thatcham	• Hydrology and water quality	Kennet and Lambourn Floodplain SAC
Great Shefford	• Hydrology and water quality	River Lambourn SAC
Kintbury	• Hydrology and water quality	Kennet Valley Alderwoods SAC
Lambourn (NDP)	• Hydrology and water quality	River Lambourn SAC

2.6 Appendix 3 of the 2022 HRA screened policy areas and settlements, and included Policies SP12 to SP15, and not the site allocations themselves. Whilst the policies are proposed to be deleted the content and screening of the sites is still considered relevant. Appendix 3 has been updated to remove references to the policies, and to include the new housing figures. The Appendix is contained towards the end of this addendum. Where changes are made deletions have been ~~struck through~~ and additions are <u>underlined</u>.

<u>Newbury/Thatcham Area</u>

2.7 The increased capacity of development at the North East Thatcham site together with the sites: Land at Henwick Park; and land east of Regency Park Hotel would result in an increase in the quantum of development in the Newbury/Thatcham spatial area during the plan period by 1,270 additional dwellings. This would result in an increase in population and households with potential wastewater impacts on water quality particularly in the Kennet and Lambourn Floodplain SAC.

2.8 None of the proposed additional sites are within the River Lambourn Nutrient Neutrality Zone (NNZ). Policies: SP6 - Flood Risk, DM6 - Water Quality, and DM7 – Water Resources & Waste Water of the LPR require mitigation measures to protect water quality. Progress has been made on mitigation measures within the District with the publication of the River Lambourn Phosphate Mitigation Solutions Report and the River Lambourn Phosphate Budget Calculator. There are policy requirements for all new development to have mitigation measures to protect water quality:

- SP11- Biodiversity and Geodiversity.
- SP6 - Flood Risk

- DM6 - Water Quality, and
- DM7 – Water

Eastern Area

2.9 It is not considered that the addition of 138 extra dwellings at land at Pincents Lane, Tilehurst to the quantum of development would not result in changes to the findings of the 2022 HRA. The allocation is located more than 5km from any SACs and the SPAs within and outside of West Berkshire District.

Pangbourne

2.10 This modification provides for a new site allocation for 25 dwellings on land north of Pangbourne Hill in the North Wessex Downs National Landscape (AONB). Because it is modest any significant effects are likely to be negligible. It therefore does not affect the conclusions of the 2022 HRA in relation to wastewater affecting water quality in the SACs, in relation to recreation access and disturbance, and in relation to air pollution. Through strategic mitigation required by policies in the LPR the potential for effects as a result of changes in the water quality of the River Lambourn SAC, Kennet and Lambourn Floodplain SAC and Kennet Valley Alderwoods SAC European sites integrity can be avoided. The site lies within 5 km of Hartslock Wood SAC, and therefore this addendum updates paragraph 4.52 of the 2022 HRA. Due to the modest size of the development and the distance to the site it is not considered that the development would result in a significant increase in recreational pressure on the qualifying features of the SAC. In relation to air pollution Hartslock Wood SAC is located more than 200m from a strategic road. The Air Quality Assessment has screened out impacts on Hartslock Wood SAC. Thus, the allocation would not result in a significant increase in air pollution.

Main Modification 78 – Duty on water companies

2.11 Main Modification 78 to the supporting text to Policy DM6 **-** To stop pollution at source. The Levelling-up and Regeneration Act 2023 created a new duty on water companies to upgrade wastewater treatment works by 1 April 2030, in catchments of Habitats Sites identified by the Secretary of State as being in an unfavourable condition due to nutrient pollution.

2.12 Within the Sensitive Catchment Areas, designated catchments, water companies must guarantee that waste water treatment works serving a population equivalent to more than 2,000 meet specifies nutrient removal standards by 1 April 2030. Local Planning Authorities, when considering applications, will need to consider that the nutrient pollution standard will be met by the upgrade date for the purposes of Habitats Regulations Assessments.'

Air Pollution

2.13 The HRA screening stage has identified that a likely significant effect cannot be ruled out for the River Lambourn SAC, Kennet and Lambourn Floodplain SAC and Kennet Valley Alderwoods SAC in relation to water quality and air quality and therefore an Appropriate Assessment of the implications of the LPR under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) needs to be undertaken. Hartslock Wood SAC does not include non-physical disturbance as threats to its qualifying features.

2.14 The air quality study[1] supporting the LPR considered the SACs and SPA in relation to potential impacts from change in air quality as a result of the LPR. Table 5.1 of the Air Quality Assessment screened out all the Habitats sites in relation to air quality either because they are some distance from any change in traffic as a result of the LPR, or because the nature of the habitat designation means that there is unlikely to be any significant impacts. Overall, the changes in the level and pattern of growth included in the Main Modifications represents a small increase difference to the submitted Local Plan and therefore does not alter the conclusions of the 2022 HRA.

3. Implications of the Additional (Minor) Modifications to the LPR

3.1 The Additional Modifications comprise correction of typographical errors, ensuring consistency, for clarification, and factual changes. The factual change to remove the revoked AQMAs, in recognition that air quality has improved in Newbury and Thatcham, would not result in significant effects to air quality to require an Appropriate Assessment.

[1] West Berkshire Air Quality Study https://www.westberks.gov.uk/local-plan-evidence

4. Conclusion

4.1 The Main Modifications amount to additional development allocated in the LPR to boost the overall housing supply. The overall conclusions of the 2022 HRA remain valid. Taking account of the mitigation strategy through strategic mitigation required by policies in the LPR the potential for effects as a result of changes in the water quality of the River Lambourn SAC, Kennet and Lambourn Floodplain SAC and Kennet Valley Alderwoods SAC European sites integrity can be avoided.

4.2 This means that the LPR, incorporating the proposed Main and Minor Modifications, is not expected to result in adverse effects on the integrity of any European site, either alone or in-combination with other plans or projects.

Schedule of Main Modifications and Implications for HRA

Ref	Do the proposed changes affect the HRA conclusions?
Chapter 4 Development Strategy: Our Place Based Approach	
MM1	No likely significant effects as modification clarifies requirements of national policy. It does not result in development. The proposed modification does not affect the location or quantum of development. As such the findings of the HRA would remain unaffected by these modifications
MM2	No
MM3	Modification clarifies the relationship between density and design and the optimum use of land. It does not result in development so no likely significant effects. The proposed modification does not affect the location or quantum of development. As such the findings of the HRA would remain unaffected by these modifications
MM4	None - This modification deals with the need for sensitive design in the AONB. It would not result in any changes to quantum or location of development proposed for allocation.
MM5	Justification to the Policy in supporting text. It would not result in any changes to quantum or location of development proposed for allocation. The implications of additional development are considered against site-specific policies below
MM6	None - this does not result in any changes to the proposed location or quantum of development.
MM7	None - this does not result in any changes to the proposed quantum or location of development.
MM8	None - this does not result in any changes to the proposed location or quantum of development
MM9	None - this does not result in any changes to the proposed location or quantum of development.

Ref	Do the proposed changes affect the HRA conclusions?
Chapter 5 Our Environment and Surroundings	
MM10	None - this does not result in any changes to the proposed quantum or location of development.
MM11	None - this does not result in any changes to the proposed quantum or location of development.
MM12	None - this does not result in any changes to the proposed quantum or location of development.
MM13	None - this does not result in any changes to the proposed quantum or location of development.
MM14	None - this does not result in any changes to the proposed quantum or location of development.
MM15	None - this does not result in any changes to the proposed quantum or location of development.
MM16	None - this does not result in any changes to the proposed quantum or location of development
MM17	None - this does not result in any changes to the proposed quantum or location of development.
Chapter 6 Delivering Housing	
MM18	Implications of inclusion of additional sites for housing development to meet the fully assessed need are considered against the site-specific policies below.
MM19	Implications of inclusion of additional sites for housing development as a result of the extended plan period and to meet the fully assessed need are considered against the site-specific allocation policies below.
MM20	Implications of inclusion of additional sites for housing development to meet the fully assessed need are considered against the site-specific allocation policies below.
MM21	Implications of inclusion of additional sites for housing development to meet the fully assessed need are considered against the site-specific allocation policies below.

Ref	Do the proposed changes affect the HRA conclusions?
MM22	Implications of inclusion of additional sites for housing development to meet the fully assessed need are considered against the site-specific allocation policies below.
MM23	None - this does not result in any changes to the proposed quantum or location of development
MM24	None - this does not result in any changes to the proposed quantum or location of development.
MM25	Screening The proposed modifications result in an increase in the quantum of housing development in the Newbury Thatcham spatial area. Increase in population with potential wastewater impacts on water quality particularly in the Kennet and Lambourn Floodplain SAC. Appropriate Assessment Proposed Policies: SP6 - Flood Risk, DM6 - Water Quality, and DM7 – Water Resources & Wastewater of the LPR require mitigation measures to protect water quality. Progress has been made on mitigation measures within the District with the publication of the River Lambourn Phosphate Mitigation Solutions Report and the River Lambourn Phosphate Budget Calculator. The increase in the housing number does not alter the conclusion of the original HRA, in relation to SP13.
MM26	The proposed modifications result in an increase in the quantum of housing development in the Newbury Thatcham spatial area. Increase in population with potential wastewater impacts on water quality particularly in the Kennet and Lambourn Floodplain SAC. Proposed Policies: SP6 - Flood Risk, DM6 - Water Quality, and DM7 – Water Resources & Wastewater of the LPR require mitigation measures to protect water quality. Progress has been made on mitigation measures within the District with the publication of the River Lambourn Phosphate Mitigation Solutions Report and the River Lambourn Phosphate Budget Calculator.
MM27	No likely significant effects as this does not result in any changes to the proposed quantum or location of development.
MM28	Policy makes provision for affordable housing. No likely significant effects as this does not result in any changes to the proposed quantum or location of development.

Ref	Do the proposed changes affect the HRA conclusions?
MM29	No likely significant effects as this does not result in any changes to the proposed quantum or location of development.
Chapter 7 Fostering Economic Growth and Supporting Local Communities	
MM30	Modification reflects the deletion of Policy SP21 which allocated sites for employment use. No likely significant effects as this does not result in any changes to the proposed quantum or location of allocated development site. The conclusions of the 2022 HRA remain valid. Employment land allocations are not close to any of the three designated SACs in the District.
MM31	No likely significant effects as this does not result in any changes to the proposed quantum or location of allocated development.
MM32	No likely significant effects as this does not result in any changes to the proposed quantum or location of allocated development sites.
MM33	No likely significant effects as this does not result in any changes to the proposed quantum or location of allocated development sites.
MM34	No likely significant effects as this just rewording of policy to have regard to latest version of the IDP.
Chapter 8 Non-Strategic Site allocations: Our Place Based Approach	
MM35	No likely significant effects as this does not result in any changes to the proposed quantum or location of development.
MM36	<u>Screening</u> The proposed modifications result in an increase in the quantum of housing development in the Newbury Thatcham spatial area. Increase in population with potential wastewater impacts on water quality particularly in the Kennet and Lambourn Floodplain SAC None of the proposed additional sites are within the River Lambourn Nutrient Neutrality Zone (NNZ). <u>Appropriate Assessment</u> Proposed Policies: SP6 - Flood Risk, DM6 - Water Quality, and DM7 – Water Resources & Waste Water of the LPR require mitigation measures to protect water quality.

Ref	Do the proposed changes affect the HRA conclusions?
	The additional allocations do not alter the conclusion of the original 2022 HRA, as included in Appendix 3.
MM37	None - this does not result in any changes to the proposed quantum or location of development.
MM38	None - this does not result in any changes to the proposed quantum or location of development
MM39	None - this does not result in any changes to the proposed quantum or location of development
MM40	None - this does not result in any changes to the proposed quantum or location of development.
MM41	None - this does not result in any changes to the proposed quantum or location of development.
MM42	Screening Additional housing site allocation for 225 dwellings in the Newbury/Thatcham spatial area with potential increasing impact on wastewater and water quality particularly in the Kennet and Lambourn Floodplain SAC and River Lambourne SAC. Appropriate Assessment There are policy requirements for all new development to have mitigation measures to protect water quality. • SP11- Biodiversity and Geodiversity. • SP6 - Flood Risk • DM6 - Water Quality, and • DM7 – Water The proposed allocation does not alter the conclusion of the original 2022 HRA, as included in Appendix 3.
MM43	Screening Additional housing site allocation for 45 dwellings in the Newbury/Thatcham spatial area with potential increasing effects on wastewater and water quality particularly in the Kennet and Lambourn Floodplain SAC and River Lambourne SAC. The site is not within the River Lambourn NNZ.

Ref	Do the proposed changes affect the HRA conclusions?
	Appropriate Assessment There are policy requirements for all new development to have mitigation measures to protect water quality. • SP11- Biodiversity and Geodiversity. • SP6 - Flood Risk • DM6 - Water Quality, and • DM7 – Water The proposed allocation does not alter the conclusion of the original HRA, as included in Appendix 3.
MM44	Screening The policy allocates a new site for 138 dwellings on Land at Pincents Lane, Tilehurst in the Eastern spatial area. The proposed allocation does not lie within the 5km and 7km Thames Basin Heaths SPA zone and some considerable distance from the SACs. Implications of additional development are considered against site-specific policy below. The additional allocations do not alter the conclusion of the original HRA, as included in Appendix 3.
MM45	Screening The proposed allocation does not lie within the 5km and 7km Thames Basin Heaths SPA zone and some considerable distance from the SACs. It is not considered that the addition of 138 extra dwellings to the quantum of development would result in changes to the findings of the 2022 HRA, and therefore does not require an Appropriate Assessment.
MM46	None - this does not result in any changes to the proposed quantum or location of development.
MM47	None - this does not result in any changes to the proposed quantum or location of development
MM48	None - this does not result in any changes to the proposed quantum or location of development

Ref	Do the proposed changes affect the HRA conclusions?
MM49	None - this does not result in any changes to the proposed quantum or location of development.
MM50	None - this does not result in any changes to the proposed quantum or location of development.
MM51	None - this does not result in any changes to the proposed quantum or location of development
MM52	None - this does not result in any changes to the proposed quantum or location of development
MM53	None - this does not result in any changes to the proposed quantum or location of development.
MM54	The modification includes a new site allocation in Pangbourne. The site is located approximately 2 km from Hartslock Wood SAC. The original HRA 2022 identified that the main threat to the SAC's integrity is from air pollution. Recreational pressure is also a consideration. The implications are considered below in the site specific policy.
MM55	None - this does not result in any changes to the proposed quantum or location of development.
MM56	None - this does not result in any changes to the proposed quantum or location of development.
MM57	<u>Screening</u> This modification provides for a new site allocation for 25 dwellings in the North Wessex Downs AONB. The site is located approximately 2 km from Hartslock Wood SAC. The 2022 HRA identified that the main threat to the SAC's integrity is from air pollution. Hartslock Wood SAC is located more than 200 metres from a strategic road likely to experience a change in traffic from the proposed development. The proposed site is of a modest scale, and thus is not likely to increase air pollution from additional vehicle traffic to the detriment of this SAC. The Air Quality Assessment screened out the Hartslock Wood SAC as it is not within 200m of any road likely to experience a change in traffic as a result of the Local Plan. Therefore, is not subject to the Appropriate Assessment test. Due to the modest size of the development and the distance to the site it is not considered that the development would result in a significant increase in recreational pressure on the qualifying features of the SAC, and therefore is not subject to the Appropriate Assessment test.

Ref	Do the proposed changes affect the HRA conclusions?
MM58	None - this does not result in any changes to the proposed quantum or location of development.
MM59	None - this does not result in any changes to the proposed quantum or location of development.
MM60	None - this does not result in any changes to the proposed quantum or location of development.
MM61	None - this does not result in any changes to the proposed quantum or location of development.
MM62	None - this does not result in any changes to the proposed quantum or location of development.
MM63	None - this does not result in any changes to the proposed quantum or location of development.
MM64	<u>Screening</u> An additional 8 dwellings are now proposed on the site. The site falls within the hydrological catchment of the River Lambourn SAC. The Policy requirement is for nutrient neutrality to be demonstrated. This does not affect the findings of the 2022 HRA which require mitigation, and therefore is not subject to the Appropriate Assessment test. Progress has been made on mitigation measures within the District with the publication of the River Lambourn Phosphate Mitigation Solutions Report and the River Lambourn Phosphate Budget Calculator.
MM65	None - this does not result in any changes to the proposed quantum or location of development.
MM66	None - this does not result in any changes to the proposed quantum or location of development.
MM67	None - this does not result in any changes to the proposed quantum or location of development.
MM68	None - this does not result in any changes to the proposed quantum or location of development.

Ref	Do the proposed changes affect the HRA conclusions?
MM69	None - this does not result in any significant changes to the proposed quantum or location of development. No changes to conclusions of 2022 HRA.
MM70	None - this does not result in any changes to the proposed quantum or location of development.
MM71	None - this does not result in any changes to the proposed quantum or location of development
MM72	None - this does not result in any changes to the proposed quantum or location of development.
Chapter 10 Development Management Policies: Our Environment and Surroundings	
MM73	None - this does not result in any changes to the proposed quantum or location of development.
MM74	None - this does not result in any changes to the proposed quantum or location of development.
MM75	None - this does not result in any changes to the proposed quantum or location of development.
MM76	None - this does not result in any changes to the proposed quantum or location of development.
MM77	None - this does not result in any changes to the proposed quantum or location of development. Modifications clarify that water companies must guarantee that waste water treatment works serving a population equivalent to more than 2,000 meet specifies nutrient removal standards by 1 April 2030. This underlines the required mitigation measures to protect water quality.
MM78	None - this does not result in any changes to the proposed quantum or location of development.
MM79	None - this does not result in any changes to the proposed quantum or location of development. Thames Water is the statutory undertaker responsible for water supply, sewerage, and sewerage disposal. Therefore, the duty for ensuring there is adequate water supply and waste water treatment infrastructure capacity lies with Thames water. As set out within the Water Cycle Study Phase 1 - Scoping (WAT1a), where a water company is concerned that a new development may impact upon their service to customers or the environment, they may request the local planning authority impose a Grampian planning condition, whereby the planning permission cannot be implemented until a third-party secures the necessary upgrading or contributions.

Ref	Do the proposed changes affect the HRA conclusions?
MM80	None - this does not result in any changes to the proposed quantum or location of development.
MM81	None - this does not result in any changes to the proposed quantum or location of development.
MM82	None - this does not result in any changes to the proposed quantum or location of development.
MM83	None - this does not result in any changes to the proposed quantum or location of development.
MM84	None - this does not result in any changes to the proposed quantum or location of development.
MM85	None - this does not result in any changes to the proposed quantum or location of development.
Chapter 11 Development Management Policies: Delivering Housing	
MM86	None - this does not result in any changes to the proposed quantum or location of development.
MM87	None - this does not result in any changes to the proposed quantum or location of development.
MM88	Policy sets the requirements for Gypsy and Traveller housing need. It does not result in any changes to the proposed quantum or location of development.
MM89	None - this does not result in any changes to the proposed quantum or location of development.
MM90	None - this does not result in any changes to the proposed quantum or location of development.
MM91	None - this does not result in any changes to the proposed quantum or location of development.
MM92	None - this does not result in any changes to the proposed quantum or location of development.
Chapter 12 Development Management Policies: Fostering Economic Growth & Supporting Local Communities	

Ref	Do the proposed changes affect the HRA conclusions?
MM93	None - this does not result in any changes to the proposed quantum or location of development.
MM94	None - this does not result in any changes to the proposed quantum or location of development.
MM95	None - this does not result in any changes to the proposed quantum or location of development.
MM96	None - this does not result in any changes to the proposed quantum or location of development.
MM97	None - this does not result in any changes to the proposed quantum or location of development.
MM98	None - this does not result in any changes to the proposed quantum or location of development.
MM99	None - this does not result in any changes to the proposed quantum or location of development.
MM100	None - this does not result in any changes to the proposed quantum or location of development.
MM101	None - this does not result in any changes to the proposed quantum or location of development.
MM102	Modification does not affect the findings of the 2022 HRA which identified potential significant effects on SACs.
MM103	Proposed Main Modification does not affect the findings of the 2022 HRA which identified potential significant effects on SACs.
MM104	Proposed Main Modification does not affect the findings of the 2022 HRA which identified potential significant effects on SACs
MM105	None - this does not result in any changes to the proposed quantum or location of development.
MM106	None - this does not result in any changes to the proposed quantum or location of development.
MM107	None - this does not result in any changes to the proposed quantum or location of development.

Ref	Do the proposed changes affect the HRA conclusions?
Appendices	
MM108	None - this does not result in any changes to the proposed quantum or location of development.
MM109	None - this does not result in any changes to the proposed quantum or location of development.
MM110	None - this does not result in any changes to the proposed quantum or location of development.
MM111	Implications of additional development as a result of the extended plan period are considered against relevant site-specific policies and in the main addendum report.

Appendix 3: Screening of policy areas and settlements – amendment to 2022 HRA

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	**Kennet and Lambourn Flood Plain**	**River Lambourn**	**Kennet Valley Alderwoods**	**Thames Basin Heaths SPA (zones)**	**Hartslock Wood SAC**	**Hackpen Hill SAC**	**Solent SAC**
Strategic Policies							
Site Allocations Newbury & Thatcham - Development of up to 4738 new homes: • Newbury (1883) • Thatcham (2855)	Increased population could potentially have impacts on the Kennet and Lambourn Floodplain SAC. There could be alterations to the hydrology particularly at Thatcham and prejudice air quality along the A4 corridor and A 339.	No significant impact as SAC is upstream of Newbury and Thatcham.	No significant impact as SAC is upstream of Newbury and Thatcham.	Given the distance between the SPA and the likely location of site allocations it is unlikely there will be an impact on the SPA	Given the distance between the SAC and the likely location of site allocations it is unlikely there will be an impact on the SAC	Given the distance between the SAC and the likely location of site allocations it is unlikely there will be an impact on the SAC	Given the distance between the SAC and the development proposals within LPR it is unlikely there will be an impact on the SAC

Appendix 3: Screening of policy areas and settlements – amendment to 2022 HRA

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	**Kennet and Lambourn Flood Plain**	**River Lambourn**	**Kennet Valley Alderwoods**	**Thames Basin Heaths SPA (zones)**	**Hartslock Wood SAC**	**Hackpen Hill SAC**	**Solent SAC**
	Additional wastewater pressure will require upgrades to wastewater and sewage infrastructure at the Newbury WwTW, additional policy wording to require early engagement with TW regarding upgrades to ensure no significant						

Appendix 3: Screening of policy areas and settlements – amendment to 2022 HRA

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	**Kennet and Lambourn Flood Plain**	**River Lambourn**	**Kennet Valley Alderwoods**	**Thames Basin Heaths SPA (zones)**	**Hartslock Wood SAC**	**Hackpen Hill SAC**	**Solent SAC**
	negative impacts on SAC.						
Site Allocations Eastern Area Development of up to 642 new homes and 65 care home bed spaces • Calcot (35) • Purley (35) • Tilehurst (65 care home beds spaces) • Tilehurst (Pincents Hill) (138) • Theale (200) • Burghfield Common (100) • Stratfield Mortimer	No likely significant effect. Likely site allocations are a considerable distance and downstream of the SACs	No likely significant effect. Likely site allocations are a considerable distance and downstream of the SACs	No likely significant effect. Likely site allocations are a considerable distance and downstream of the SACs	Likely site allocations are beyond 5km and 7km from the Thames Basin Heaths SPA. However, the increase in population and traffic movement could contribute to a likely significant effect on air quality.	No likely significant effect. Likely site allocations are a considerable distance and downstream of the SACs	No likely significant effect. Likely site allocations are a considerable distance and downstream of the SACs	Given the distance between the SAC and the development proposals within LPR it is unlikely there will be an impact on the SAC

Appendix 3: Screening of policy areas and settlements – amendment to 2022 HRA

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	**Kennet and Lambourn Flood Plain**	**River Lambourn**	**Kennet Valley Alderwoods**	**Thames Basin Heaths SPA (zones)**	**Hartslock Wood SAC**	**Hackpen Hill SAC**	**Solent SAC**
(110) allocated in the NDP) • Woolhampton (16) • Aldermaston (8 G&T pitches).							
Site Allocations in North Wessex Downs AONB Development of up to 437 new homes • Compton (140) • Hungerford (NDP 55) • Kintbury (20) • Lambourn (65 and NDP 25) • Hermitage (67)	Increased the population which potentially could have impacts on the SAC from the effects on the hydrology of the sites, deterioration air quality, damage to riparian margins and	Increased the population which potentially could have impacts on the SAC from the effects on the hydrology of the sites, deterioration air quality, damage to riparian margins and	Increased the population which potentially could have impacts on the SAC from the effects on the hydrology of the sites, deterioration air quality, damage to riparian margins and possible introduction of non-native species.	No likely significant effect due to distance of settlements from SPA	No likely significant effect as SAC is upstream of all likely development areas and not within 200 metres of any strategic road affected by	No likely significant effect as SAC is upstream of all likely development areas	Given the distance between the SAC and the development proposals within LPR it is unlikely there will be an impact on the SAC

Appendix 3: Screening of policy areas and settlements – amendment to 2022 HRA

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	**Kennet and Lambourn Flood Plain**	**River Lambourn**	**Kennet Valley Alderwoods**	**Thames Basin Heaths SPA (zones)**	**Hartslock Wood SAC**	**Hackpen Hill SAC**	**Solent SAC**
• Chieveley (15) • Bradfield Southend (10) • Great Shefford (15) • Pangbourne (25)	possible introduction of non-native species.	possible introduction of non-native species.			any development areas.		

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Matthew Pennycook MP
Minister of State for Housing and Planning

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Ministry of Housing, Communities & Local Government

Cllr Jeff Brooks
Leader of West Berkshire Council
Council Offices
Market Street
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RG14 5LD

By email only

25 April 2025

Dear Cllr Brooks,

The receipt of the final report from the Planning Inspector marks the end of the West Berkshire Local Plan examination. We have been clear that we expect local authorities to get plans in place as soon as possible, and I am writing to set out the steps that I expect the Council will now take towards the adoption of an up-to-date local plan.

The direction made in December 2023 by the then Housing Minister instructs your authority not to take any steps to withdraw the plan and to consider adopting the plan on conclusion of the examination, including any main modifications recommended by the Planning Inspector deemed necessary to make the plan sound. These directions remain in place.

This government is committed to securing universal coverage of local plans. It is through local plans that communities shape decisions about how to deliver the housing and wider development that their area needs.

I am therefore pleased to see that since the December 2023 direction, the Council has taken steps to progress the plan through examination resulting in the Inspector's Final Report finding your plan sound, subject to main modifications.

The Council's current local plan is almost 13 years old, placing West Berkshire in the bottom 16% for up-to-date plans. This is failing your communities by not recognising the homes and other facilities that local people need, and relying on ad hoc, speculative development with much less public engagement and fewer guarantees that it will make the most of the area's potential.

Consequently, I expect that the Council will now take all the necessary steps to ensure that this plan is taken forward to adoption to secure an up-to-date plan for the benefit of the residents at West Berkshire.

Best wishes**,**



Matthew Pennycook MP
Minister of State for Housing and Planning