

West Berkshire Local Plan Review SA/SEA Non-technical summary

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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/ukxi/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 non-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:

Environmental:

- **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.

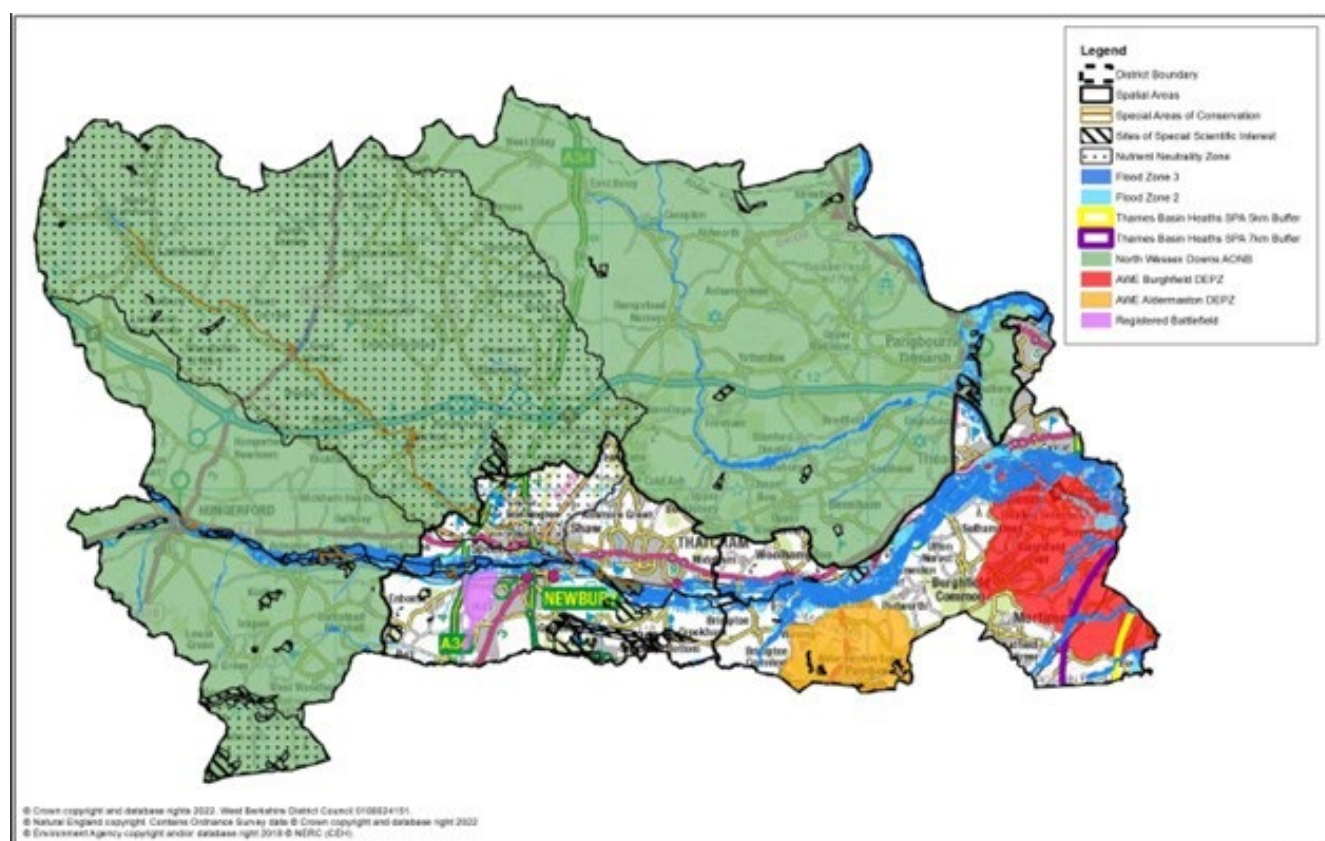
Social:

- **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 where 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 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 meet 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.
- 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 policies of the current Local Plan area still considered, in principle, to be appropriate, but additional evidence from 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 efficiency 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 change 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 environment. 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 environment 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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Appendices

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Appendix 8a – Site Assessments and SA/SEA – Residential Sites
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Appendix 8c – Site Assessments and SA/SEA – Gypsy, Travellers and Travelling Showpeople sites

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 report](#) 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 2004².

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 2012³
- Housing Site Allocations Development Plan Document adopted May 2017⁴
- 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.

¹Planning 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 Plan
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 bodies⁷ in February/March 2018 along with 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 Report⁸, 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 Consultation⁹.

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 factors ¹⁰ ;	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 measured, 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 NO₂ - 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 Study¹¹. 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 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 **Colthorp** (option 2) is with flood zones 2 and 3, with poor transport links without significant investment. In addition the site includes the permanently permitted Colthorp 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 hierarchy¹² 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 policies 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 policies 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 than 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 (<i>additional option post Reg18</i>) (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.	<u>This approach is no longer to be taken forward.</u> 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 Study¹³ was commissioned to consider 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 Methodology¹⁴).

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 LPR¹⁵. 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 paper¹⁶.

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 work¹⁷. The masterplanning work considered all of the HELAA sites 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 ~~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 is appropriate. Cold Ash is located to the north of Thatcham, with the north and eastern part of the village adjacent, or within the AONB. No water courses run through the village, so there is no risk of fluvial flooding 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.
Pincent's 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 this 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 <i>40 dwellings (reduced from 100 on landscape grounds)</i>	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 <i>60 dwellings (reduced from 70 on landscape grounds)</i>	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 legislation¹⁸ 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

<u>Pangbourne</u>			
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 Plan 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 efficiency 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 policies 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 out²¹. 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 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 seeks 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 an 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 policies 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 identity 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 policies 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 identity 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 policies 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 identity 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 policies 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 identity 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 policies 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 identity 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 policies 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 identity 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 this 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 rise 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 Existing 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 <i>What is the overall sustainability impact on the SA Objectives?</i>	Likelihood <i>How likely is it that the effect will actually occur?</i>	Scale <i>What is the potential scale of the effect, considering the geographical area and size of the population likely to be effects?</i>	Duration <i>Are the potential effects likely to be permanent or temporary?</i>	Timing <i>Are there potential effects short, medium or long term?</i>
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 local 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 <i>What is the overall sustainability impact on the SA Objectives?</i>	Likelihood <i>How likely is it that the effect will actually occur?</i>	Scale <i>What is the potential scale of the effect, considering the geographical area and size of the population likely to be effects?</i>	Duration <i>Are the potential effects likely to be permanent or temporary?</i>	Timing <i>Are there potential effects short, medium or long term?</i>
	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 to meet local needs.	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 <i>What is the overall sustainability impact on the SA Objectives?</i>	Likelihood <i>How likely is it that the effect will actually occur?</i>	Scale <i>What is the potential scale of the effect, considering the geographical area and size of the population likely to be effects?</i>	Duration <i>Are the potential effects likely to be permanent or temporary?</i>	Timing <i>Are there potential effects short, medium or long term?</i>
	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 Regulations²³ (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 or 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" 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. 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). 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. Appendix 1: List and Review of Relevant Plans, Programmes and Strategies reference should be made to the 2016 Culture White Paper 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. 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	Guidance has been accessed and will be used to inform the SA. They are separated in the sub-objectives with associated indicators. Text amended to distinguish significance. Noted. Added to Appendix 1. TBC These are technical documents at a level that is too detailed to be included in Appendix 1. Some hyperlinks are included the baseline text. 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. 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.	Noted and already included. 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 indicator 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. 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. 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. 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. 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?	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. 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. Additional wording entered under Water Quality to highlight these screening tools. Section on Contaminated Land added to Water Quality in Appendix 2. Omitted reference to the Contaminated Land Strategy has been added to Appendix 1. 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." 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" 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." 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.	Amended as suggested. Text added acknowledging diffuse pollution more explicitly and suggested wording added to section on Water Quality, Appendix 2. Text amended as suggested. 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. 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. 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. 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. For the objective “to maintain and improve water quality” we suggest adding the additional indicator “Deterioration in WFD status from 2015 baseline”. Appendix 1 – List and review of Relevant Plans, Programmes and Strategies	Indicator added. The ‘TVERC’ indicator cover the remaining sites in a comprehensive annual report including protected and priority habitats and species. SAC condition added to indicator. Section on contaminated land added to Appendix 2. Indicator added. Noted. Indicator added.

	Respondent	Comments	Council Response
		<u>International</u> Strategic Plan for Biodiversity 2011-2020. The final column (Implications for Sustainability Appraisal) should include enhancing biodiversity, not just protecting and preserving. <u>EU Directives</u> 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. <u>Policies and Strategies</u> 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. 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”. <u>National Legislation</u> 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.	Amended in Appendix 1. SPA terminology added. Reference to TBH added. Text amended. Reference added. 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. <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. 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. 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. 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.	Added. Noted. Reference added to Appendix 1. Text added. Text added

	Respondent	Comments	Council Response
		<u>Flood risk</u> (p.105) – please include the benefits of Natural Flood Management that both alleviate flooding and benefit biodiversity. Appendix 4 - Glossary <u>Defra</u> – the definition should be amended to read: ‘Department for Environment, Food and Rural Affairs.’ <u>SAC</u> – 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. 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)	Text added Amended Amended 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 deprivation in West Berkshire, with West Berkshire being the 291 st lowest deprived area in England (out of 326), although there are pockets of higher deprivation 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 deprivation 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 managed 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 water 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 increased 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.
	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 CO₂ emission per capita (6t) when compared to the south east region (5t) and the UK as a whole (5.4t). The highest proportion of CO₂ emissions in West Berkshire comes from the transport sector at 36%. While transport is the highest proportion of CO₂ emissions regionally (45%) nationally the highest proportion is from Industrial/Commercial sectors (40%). In West Berkshire there has been a 33% decrease in CO₂ 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.	Vehicle movements associated with development will generate CO₂ 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 CO₂ emissions. The reduction in CO₂ 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.
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 where possible.

Plan/Policy	Summary	SA/SEA Objective
Planning Policy for Traveller Sites (2015)	Sets out the government's 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 the vision, objective, spatial strategy and 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 (<i>Due for adoption Dec 2022</i>)	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 policies 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) <i>Currently under review.</i>	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, built 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, built 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 from 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 from the settlement hierarchy could have a negative impact 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, built and historic environment.	-	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. <i>With mitigation the impact would be neutral.</i>		<i>With mitigation the impact would be neutral.</i>		<i>With mitigation the impact would be neutral.</i>
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. <i>With mitigation the impact should be neutral.</i>	-	Boosting the LHN could, without adequate consideration and mitigation result in impacts on the natural, built and historic environment. <i>With mitigation the impact should be neutral.</i>	-	Boosting the LHN could, without adequate consideration and mitigation result in impacts on the natural, built and historic environment. <i>With mitigation the impact should be neutral.</i>
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:
	<u>Neutral</u>	<u>Medium</u>	<u>District Wide</u>	<u>Permanent</u>	<u>Long Term</u>
	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:
	<u>Unknown</u>	<u>Medium</u>	<u>Newbury</u>	<u>Permanent</u>	<u>Long Term</u>
	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 Sandford 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 efficiency 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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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 is 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 healthy, 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 vitality 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 except 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 as 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 it 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 on biodiversity as it includes requirements to improve wildlife 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 managed 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 crime 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. <u>Modification to the policy now includes ensure developments are not at risk from sewer flooding which will protect water quality.</u>		
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 it 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 anti-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 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		

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 environmental 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 as 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 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 Sandford 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 of a local centres and business employment.		The policy is likely to have a positive impact on economic sustainability ~~through~~ <u>through</u> the employment / local centre requirements 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 of 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 of 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 include 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 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

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 seeks 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 impact 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.					

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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 efficiency 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 trees, woodland and hedgerows which in turn can help to mitigate 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 provide 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 dwellings 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 existing 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 likely 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 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 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 ensuring 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 likely 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 GHG 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 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	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 specifies 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 an 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 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	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 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	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 unlikely 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 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	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 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	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 specifies 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 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.	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 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	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 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 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 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	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 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	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 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	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 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	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 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	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 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	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 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	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 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 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.		

Policy Description		Impact	Policy Details	Policy Reference	Overall Impact
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 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	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.	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		through the promotion of renewable technologies.
	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 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 (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 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	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.	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		through the promotion of renewable technologies.
	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 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	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.	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		through the promotion of renewable technologies.
	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.	
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 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	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.	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		through the promotion of renewable technologies.
	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 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	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.	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		through the promotion of renewable technologies.
	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 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	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.	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		through the promotion of renewable technologies.
	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.	
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 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	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 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	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 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	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 healthy, 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 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 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 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 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 Sandford 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 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 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 2 nd 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.
	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	Outline planning permission granted in February 2020, Reserved Matters granted in March 2024. Adequate mitigation measures are
	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 a high 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 through the site. The impact on station road and the A4/Station Road junction would need to be considered.

There are footways in the vicinity. A regular bus service passes the site.

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.
	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.	Planning permission was granted in June 2021 Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
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 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	?	There is likely to be an unknown impact on GI as it would depend on	Policies in the plan require consideration of GI,	Planning permission was granted in June 2021

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 (EclA) 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 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	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.
	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.	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.
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 (EclA) 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 feel, 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 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 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 (EclA) 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 site 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.
	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 within 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 data 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 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:

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 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 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 site 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.
	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 within 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 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 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 site 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.
	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 underlined 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 (EclA) 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.
	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.	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.
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 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.
	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 determine whether there would be any impact on the historic environment.	Further work is required to determine whether there is anything of archaeological significance on the site.	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.
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 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 (EclA) 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 Risk 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 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, 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 significant 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 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 Neighbourhood Plan between September and October 2022, and within the draft 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 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 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 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.
	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.	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.
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 stream 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 show 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.
	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.	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.
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:	Approximately 16 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 to 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 (EclA). 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.
	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.	Planning permission granted in September 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
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.
	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 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 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 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 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 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 site 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 Interest.

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 is 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 or 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 or 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 or 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 or 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.
	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.	Outline planning permission was granted in March 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. 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 School 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 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;

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:	Approximately 15 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.
	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.	Planning permission granted in October 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
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.
	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 October 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 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.
	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.		Planning permission granted in October 2021. Adequate mitigation measures are proposed to ensure there will be no unacceptable sustainability impacts.
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.
	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.	Planning permission granted in October 2021. 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 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 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 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, 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 or 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 or 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 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 than 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 have 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 have a 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 principle 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 8**b**c 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 mitigate 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 mitigate 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 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 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 composting 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 significant 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	2/-	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 redevelopment, 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 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 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

<u>efficiency of land use.</u>	and buildings where appropriate				sustainability as the site is brownfield.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<u>0</u>	The site is unlikely to impact on land use density		
<u>8: To reduce consumption and waste of natural resources and manage their use efficiently.</u>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<u>0</u>	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	<u>0</u>	The site is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	<u>0</u>	The site is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<u>0</u>	The site is unlikely to impact on consumption of minerals		
<u>10: To support a strong, diverse and sustainable economic base which meets identified needs.</u>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<u>0</u>	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	<u>0</u>	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	<u>0</u>	The site is unlikely to impact on the viability and vitality of town and village centres.		
<u>Overall Effect:</u>		<u>Likelihood:</u>	<u>Scale:</u>	<u>Duration:</u>	<u>Timing:</u>
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 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		

<u>3: To improve accessibility to community infrastructure</u>	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.		
<u>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</u>	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.		
<u>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</u>	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.		
<u>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</u>	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		

<u>7: To promote and improve the efficiency of land use.</u>	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		
<u>8: To reduce consumption and waste of natural resources and manage their use efficiently.</u>	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		
<u>10: To support a strong, diverse and sustainable economic base which meets identified needs.</u>	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 Wheatlands 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